

FRANCE STREET, REDCAR, TS10 3HJ



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Central Location
- ▲ Excellent for the Town & Beach

- ▲ Spacious Lounge Diner
- ▲ On Street Resident Parking
- ▲ Enclosed Yard
- ▲ No Chain Sale

£69,950

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Offered for sale with no chain, this terraced property is ideal for a first time buyer or as a buy to let. Located in a popular central position, excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL - 0.89m x 1.21m (2'11" x 4')

Part glazed UPVC entrance door and further door to the hall.

HALL - 0.89m x 3.04m (2'11" x 10')

With staircase to the first floor and door to the lounge diner.

LOUNGE DINER - 6.82m x 3.26m (22'5" x 10'8")

A spacious room with feature wall and wide plank laminate flooring, electric fire, opening through to the dining space with under stairs storage cupboard, UPVC window and door to the kitchen.

KITCHEN - 2.44m (8') reducing to 1.56m (5'1") x 3.47m (11'5") reducing to 2.38m (7'10")

A fitted kitchen with roll edge worktops, space for electric cooker, stainless steel sink unit, part tiled walls, oak vinyl flooring, UPVC window and opening through to the lobby area with access to the rear of the property, utility and WC.

UTILITY - 1.67m x 1.40m (5'6" x 4'7")

With plumbing for washing machine, vinyl flooring and UPVC window.

WC - 0.73m x 1.10m (2'5" x 3'7")

A white suite with vinyl flooring and wood framed window.

FIRST FLOOR

LANDING - 1.65m x 3.48m (5'5" x 11'5")

With panelled doors to all rooms and access to the loft space.

BEDROOM ONE - 4.30m x 3.18m (14'1" x 10'5")

A spacious room with neutral carpet, radiator and UPVC window.

BEDROOM TWO - 2.53m (8'4") reducing to 2.15m (7'1") x 3.48m (11'5")

A double room with feature wall and integrated storage cupboard, radiator and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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BATHROOM - 2.47m (8'1") reducing to 0.68m (2'3") x 2.72m (8'11") reducing to 1.85m (6'1")

A white suite with over bath electric shower, part tiled walls, v vinyl flooring, radiator and UPVC window.

UTILITY/STOREROOM - 1.47m x 1.56m (4'10" x 5'1")

With part panelled walls, wall mounted Main combi boiler with filter system and UPVC window.

EXTERNALLY

The front of the property benefits from on street resident permit parking and to the rear there is an enclosed yard with gated access to the rear gated alleyway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

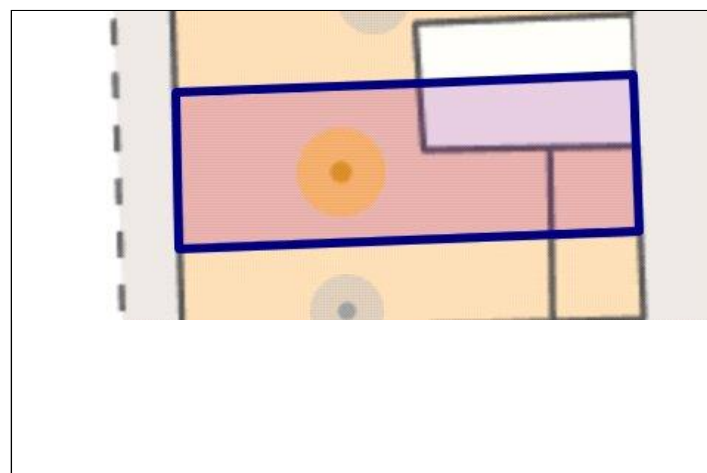
No Known Rights of Way

AGENTS REF: - CF/LS/EST260118/18032026

Council Tax Band: A **Tenure:** Freehold

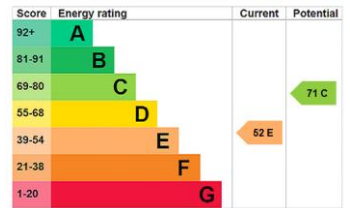
TO VIEW: Contact our Redcar office on

Tel: **01642 285041**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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