

WESTBOURNE GROVE, REDCAR, TS10 1EH



FOR SALE BY AUCTION
***** Taking Bids Now *****



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Two Bathrooms
- ▲ Minutes to Redcar Town & Seafront

- ▲ Recent Re-Wire & Replacement Roof, Windows & Doors
- ▲ Enclosed Courtyard Garden
- ▲ On Street Resident Parking

Guide Price £72,500

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Taking Bids Now *** Option 1 *** www.agentspropertyauction.com

This Victorian terraced home has been subject to major works including a re-wire, replacement windows and doors, roof and boiler. Previously a three bedroom home, the current owner has plans drawn for a second floor dormer conversion. Centrally located within minutes of Redcar town, beach and far reaching transport links.

GROUND FLOOR

ENTRANCE HALL - 1.09m x 1.37m (3'7" x 4'6")

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

HALL - 1.75m (5'9") reducing to 1.08m (3'7") x 6.00m (19'8")

With sanded original floorboards, radiator and staircase to the first floor.

LIVING ROOM - 3.76m (12'4") x 3.70m (12'2") increasing to 4.52m (14'10")

A spacious bay windowed room with original features, sanded floorboards, radiator and UPVC window.

DINING ROOM - 3.12m x 3.71m (10'3" x 12'2")

With sanded original floorboards, radiator and UPVC window.

KITCHEN - 2.72m x 3.51m (8'11" x 11'6")

Fitted kitchen with integrated electric oven and gas hob, plumbing for washing machine, tiled flooring, UPVC window, part glazed door to the rear courtyard area and further door to the ground floor shower room.

SHOWER ROOM - 2.72m x 1.09m (8'11" x 3'7")

Traditional style suite with electric shower, tiled flooring and UPVC window.

FIRST FLOOR

LANDING - 1.76m x 3.72m (5'9" x 12'2")

With lovely original stained glass skylight.

BEDROOM ONE - 4.99m (16'4") x 3.72m (12'2") increasing to 4.55m (14'11") into the bay

A fantastic size bay windowed room with original sanded floorboards, radiator and UPVC window.

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BEDROOM TWO - 3.14m x 3.72m (10'4" x 12'2")

A double room with radiator and UPVC window.

BATHROOM - 2.62m x 4.74m (8'7" x 15'7")

With traditional white suite, UPVC windows and wall mounted 2023 fitted Alpha Tec combi boiler.

EXTERNALLY

The front of the property benefits from on street resident permit parking and to the rear there is an enclosed courtyard area.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

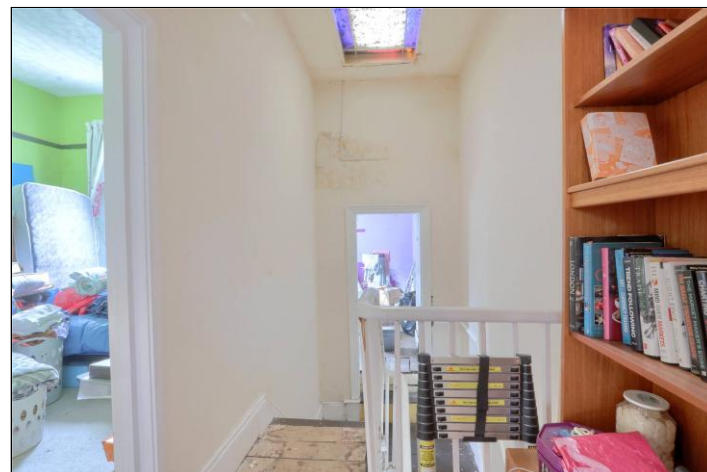
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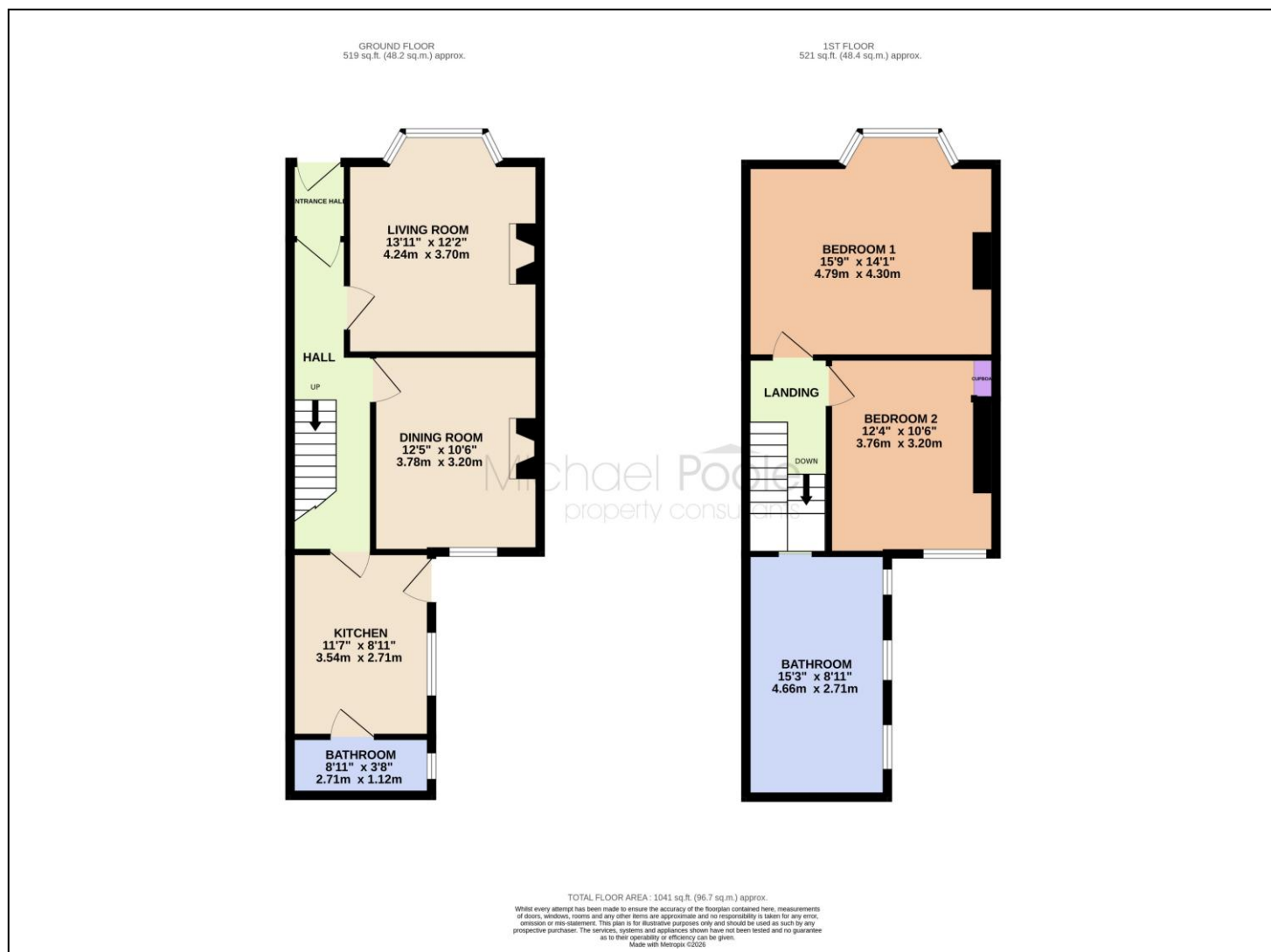
AGENTS REF: - CF/LS/EST260276/20062026

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

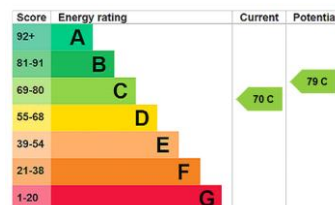
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