

LAWRENCE STREET, REDCAR, TS10 2BL



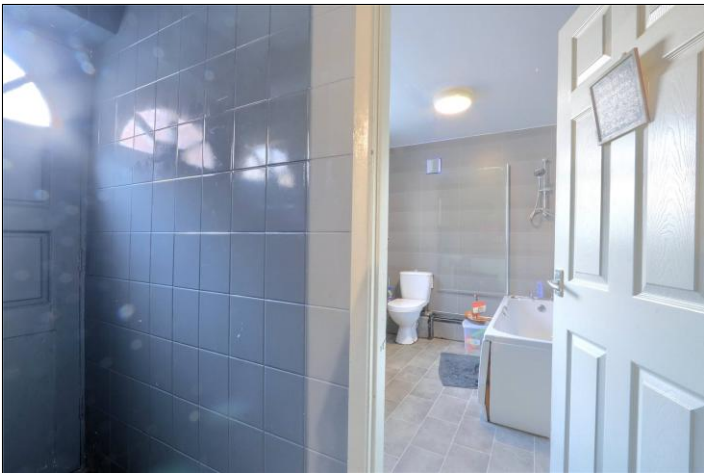
- ▲ Three Bedroom Terraced Property
- ▲ Popular Central Redcar Location
- ▲ Open Plan Living/Dining Room

- ▲ Ground Floor Bathroom
- ▲ On Street Parking
- ▲ Rear Yard Area

£95,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located within a popular convenient area of Redcar, this terraced home is ideal for a first time buyer or buy to let and is brilliant for local amenities, schooling and transport links.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - 0.90m x 1.34m (2'11" x 4'5")

Part glazed entrance door and further door to the hall.

HALL - 0.90m x 2.85m (2'11" x 9'4")

With wide plank laminate flooring, radiator, staircase to the first floor and door to the living room and dining room.

LIVING ROOM - 3.26m (10'8") x 3.33m (10'11") increasing to 3.75m (12'4") into the bay

A bay windowed room with sanded floorboards and feature wall, radiator, UPVC window and opens through to the dining room.

DINING ROOM - 3.26m x 3.37m (10'8" x 11'1")

With wide plank laminate flooring, radiator, UPVC window overlooks the rear yard area and door to the kitchen.

KITCHEN - 2.04m x 3.17m (6'8" x 10'5")

A country style fitted kitchen with roll edge worktops, freestanding cooker, plumbing for washing machine, wall mounted combi boiler, fully tiled walls, vinyl flooring, under stairs storage cupboard, UPVC window and opens through to the rear entrance hall with access to the bathroom.

BATHROOM - 2.04m x 2.96m (6'8" x 9'9")

A white suite with over bath electric shower, extractor fan, fully UPVC clad walls and ceiling, radiator and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



LAWRENCE STREET, TS10 2BL

FIRST FLOOR

LANDING - 1.63m x 3.36m (5'4" x 11')

With panelled doors to all rooms.

BEDROOM ONE - 4.32m x 3.34m (14'2" x 10'11")

A spacious light and bright room with feature wall and grey carpet, radiator and UPVC window.

BEDROOM TWO - 2.57m x 3.41m (8'5" x 11'2")

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

BEDROOM THREE - 2.08m x 3.18m (6'10" x 10'5")

A spacious third bedroom with radiator and UPVC window.

EXTERNALLY

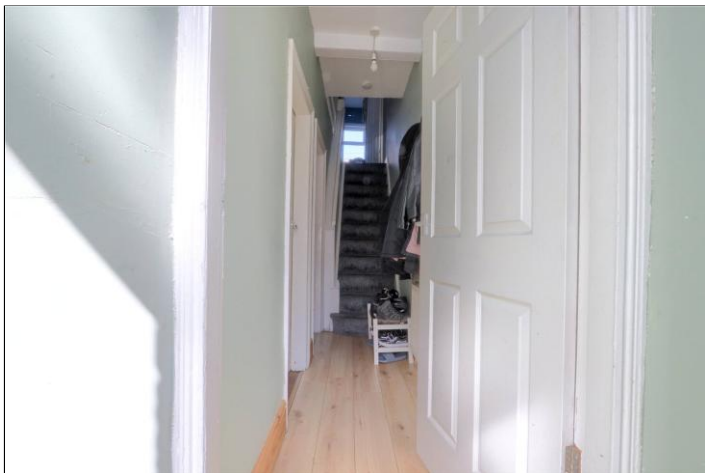
The front of the property offers on street parking and to the rear there is an enclosed yard area.

AGENTS REF: - CF/LS/EST260394/17082026

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

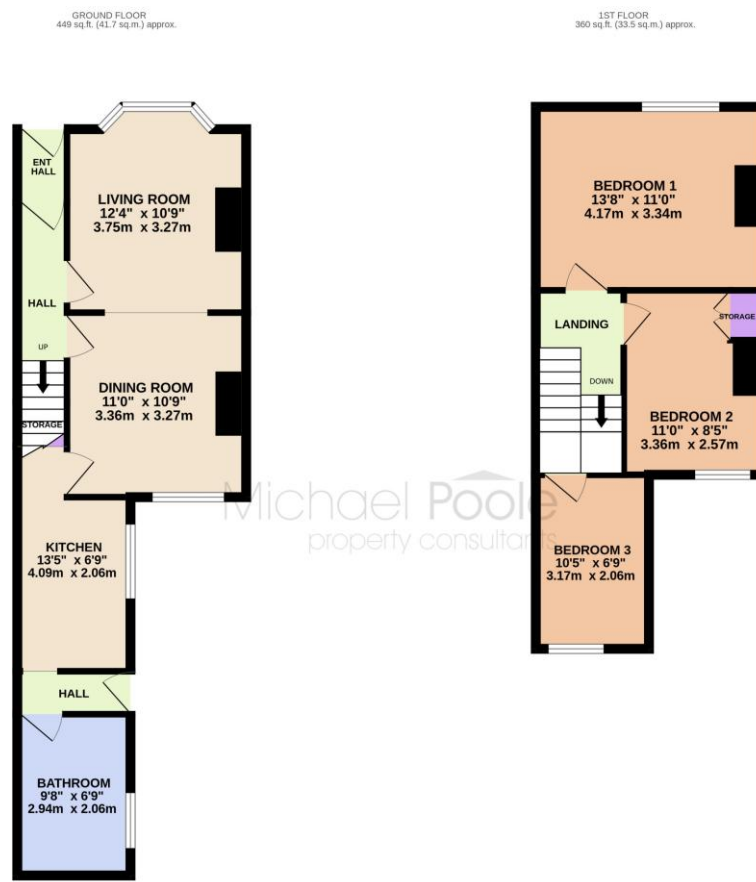
TO VIEW: Contact our Redcar office on

Tel: 01642 285041



LAWRENCE STREET, TS10 2BL





TOTAL FLOOR AREA: 809 sq. ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagor (C202)

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.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG