

BROADWAY EAST, REDCAR, TS10 5DT



FOR SALE BY AUCTION

***** Taking Bids Now *****



- ▲ Unexpectedly Back on the Market
- ▲ Clear Shale Test
- ▲ No Chain
- ▲ Extended Semi Detached with Three Bedrooms
- ▲ Popular Convenient Area of Redcar
- ▲ An Ideal Family Home

- ▲ Excellent for First Time Buyer or As a Buy to Let
- ▲ 14ft. Extended Kitchen
- ▲ Off-Street Parking
- ▲ Generous South Facing Rear Garden

Guide Price £99,950

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*** For Sale By Auction *** Taking Bids Now *** Option 2 ***
www.agentspropertyauction.com

** Unexpectedly Back on the Market ** Clear Shale Test ** No Chain **

Located within a popular convenient area of Redcar and nicely positioned for local amenities, schooling and transport links, this extended bay fronted property would make an ideal family home and is brilliant for a first time buyer or as a buy to let.

Early viewing is advised.

GROUND FLOOR

HALL - 1.02m x 1.84m (3'4" x 6')

Part glazed upvc entrance door. Radiator and stairs to first floor. Door to the living room.

LIVING ROOM - 4.02m (13'2") narrowing to 3.91m (12'10") x 3.78m (12'5") opening to 4.54m (14'11") into bay

Traditional style decoration bay windowed room with living flame gas fire, radiator, folding glazed doors to the dining room.

DINING ROOM - 5.08m x 2.33m (16'8" x 7'8")

Décor flows through from the living room to this generous room with radiator, twin upvc window and door to the kitchen.

KITCHEN - 2.74m x 4.54m (9' x 14'11")

A generous extended kitchen space with roll edged worktops and stainless steel sink unit, space for a free standing cooker and plumbing for washing machine, twin upvc windows and door to the sunny rear garden.

FIRST FLOOR

LANDING - 2.14m x 2.10m (7' x 6'11")

Original panelled doors to all rooms, upvc window and access to the loft space.

BEDROOM 1 - 3.22m (10'7") x 3.26m (10'8") opening to 4.04m (13'3") into the bay

A bay windowed room with traditional style decoration, radiator and upvc window.

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BEDROOM 2 - 2.83m x 2.90m (9'3" x 9'6")

A double room with shelved storage cupboard housing the Bosch combi boiler, radiator, upvc window overlooks the rear garden.

BEDROOM 3 - 1.74m x 2.56m (5'9" x 8'5")

Single room with radiator and upvc window.

BATHROOM - 2.08m x 1.37m (6'10" x 4'6")

Fitted with a white suite with Mira thermostatic shower with extractor fan, fully tiled walls, radiator, wet room style flooring and upvc window.

EXTERNAL

The front of the property benefits from a concrete driveway with a neat lawn frontage with border planting. Gated access to the rear garden. The generous South facing rear garden is mainly laid to lawn with border planting including fruit trees, a real suntrap.

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

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.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - CF/GD/RED250285/11042025

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

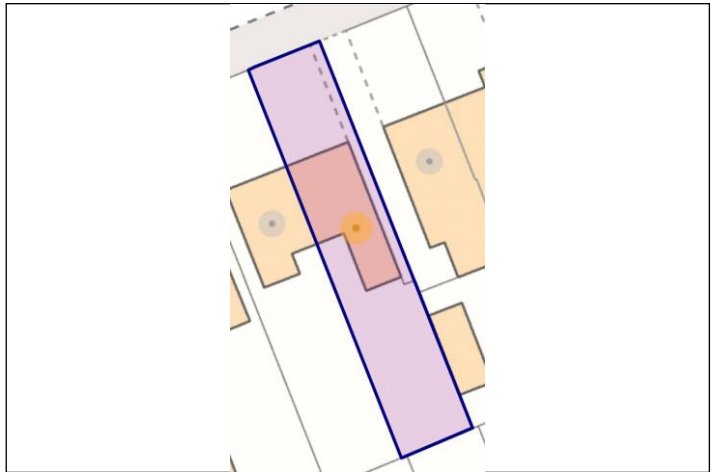
Tel: **01642 285041**





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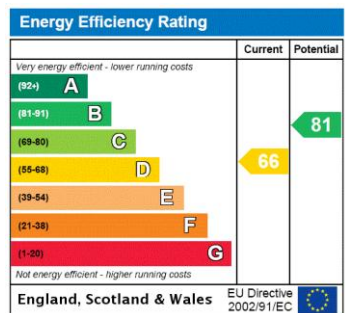
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Metriq. CC025

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