

BROXA CLOSE, REDCAR, TS10 4HX



- ▲ Three Bedroom Terraced Property
- ▲ Popular Location
- ▲ Sold with a Sitting Tenant
- ▲ Ground Floor WC
- ▲ South Facing Front Garden

£85,000

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Offered for sale with a sitting tenant in place, this terraced property is located within a popular area of Redcar, close to local amenities, schooling and transport links.

GROUND FLOOR

HALL - 1.82m (6') reducing to 0.94m (3'1") x 5.08m (16'8")

Part glazed UPVC entrance door, wide plank oak laminate flooring, radiator and staircase to the first floor.

WC - 0.80m x 1.63m (2'7" x 5'4")

White suite with fully tiled walls, laminate flooring and UPVC window.

LIVING ROOM - 3.59m x 4.51m (11'9" x 14'10")

A spacious light and bright room with wide plank laminate flooring, radiator, UPVC window and doors to the kitchen diner.

KITCHEN DINER - 5.46m (17'11") reducing to 3.58m (11'9") x 3.10m (10'2") reducing to 2.54m (8'4")

A fitted kitchen with contrasting roll edge worktops, integrated electric oven and hob, plumbing for washing machine, breakfast bar area and tiled flooring flows through to the dining area with laminate flooring, radiator, UPVC window and part glazed door to the rear yard area.

FIRST FLOOR

LANDING

With shelved storage cupboard housing the combi boiler.

BEDROOM ONE - 3.13m x 3.85m (10'3" x 12'8")

A spacious room with radiator and UPVC window.

BEDROOM TWO - 3.55m (11'8") reducing to 2.88m (9'5") x 3.71m (12'2") reducing to 1.65m (5'5")

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

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BEDROOM THREE - 2.28m x 3.01m (7'6" x 9'11")

A single room with grey carpet, radiator and UPVC window.

BATHROOM - 1.85m x 1.66m (6'1" x 5'5")

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

EXTERNALLY

The front of the property benefits from a southerly facing low maintenance frontage with concrete pathway. To the rear there is an enclosed yard area with storage shed.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - CF/LS/RED260273/25062026

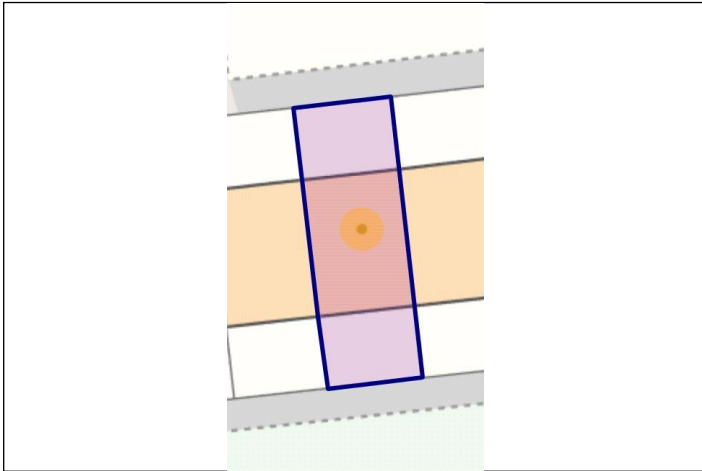
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



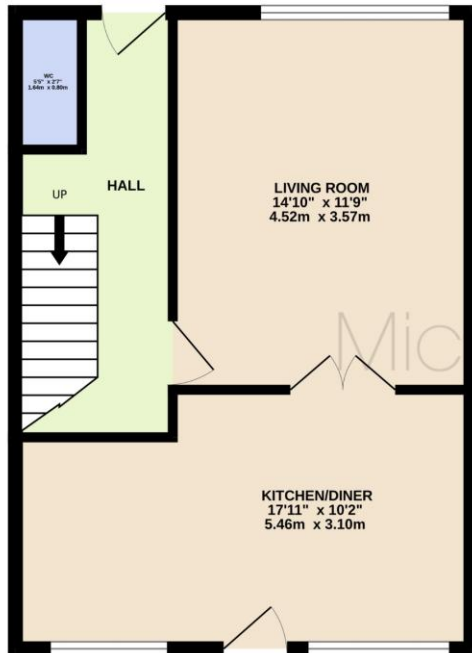
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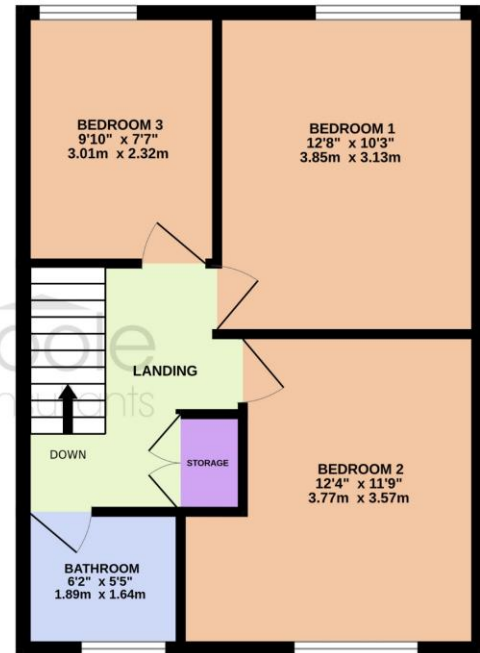
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Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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.
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