

## FITZWILLIAM STREET, REDCAR, TS10 2BH



- ▲ Extended Terraced Property
- ▲ Two Double Bedrooms
- ▲ Two Bathrooms
- ▲ Popular Convenient Location
- ▲ Howden's Shaker Style Fitted Kitchen
- ▲ Brilliant for First Time Buyer or Buy to Let
- ▲ Rear Yard Area
- ▲ On Street Parking

**Offers Over £79,950**

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Located within a popular convenient area of Redcar, this well-presented terraced home is brilliant for a first time buyer or as a buy to let. Offering spacious rooms throughout including a 14ft plus dining with French doors to the rear yard are and benefiting from an extended ground floor bathroom. Excellent for local amenities, schooling and transport links. Early viewing is advised.

#### **GROUND FLOOR**

##### **HALL - 0.93m x 4.07m (3'1" x 13'4")**

Part glazed UPVC entrance door, radiator, part glazed doors to the living room and dining room and staircase to the first floor.

##### **LIVING ROOM - 3.24m (10'8") x 3.14m (10'4") increasing to 3.65m (12') into the bay**

A nicely presented bay windowed room with a lovely marble fireplace with electric flame effect fire, original coving, radiator and UPVC window.

##### **DINING ROOM - 4.33m (14'2") x 3.77m (12'4") reducing to 2.93m (9'7")**

A spacious room with neutral decoration including a newly laid neutral carpet, under stairs storage cupboard, radiator, UPVC French doors to the rear yard and further door to the kitchen.

##### **KITCHEN - 2.45m x 3.08m (8' x 10'1")**

A Howden's shaker style fitted kitchen with integrated electric cooker and gas hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, wall mounted Potterton combi boiler, newly laid vinyl flooring, radiator, UPVC window and door to the rear entrance hall with access to the extended bathroom.

##### **GROUND FLOOR BATHROOM - 1.92m x 2.05m (6'4" x 6'9")**

A wet room style bathroom with a Mira electric shower, extractor fan, part UPVC clad walls, non-slip vinyl flooring, radiator and UPVC window.

#### **FIRST FLOOR**

##### **LANDING - 1.48m x 1.49m (4'10" x 4'11")**

With panelled door to all rooms.

##### **BEDROOM ONE - 4.31m x 3.15m (14'2" x 10'4")**

A spacious room with traditional style décor, radiator and UPVC window.

##### **BEDROOM TWO - 2.73m (8'11") reducing to 1.64m (5'5") x 3.78m (12'5") reducing to 2.95m (9'8")**

A double room with radiator and UPVC window.

##### **BATHROOM - 1.88m (6'2") x 2.11m (6'11") reducing to 1.51m (4'11")**

A white suite with part tiled, part wood panelled walls, non-slip vinyl flooring and UPVC window.

#### **EXTERNALLY**

The front of the property benefits from on street parking and to the rear there is an enclosed yard area with outdoor tap and gated access to the rear of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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**AGENTS REF:** - CF/LS/RED260566/18082026

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

**TO VIEW:** Contact our Redcar office on

Tel: 01642 285041

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TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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