



## 36 France Street , Redcar, TS10 3HH

Guide Price £55,000





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## Property Details

Comprising in brief from entrance way, living room with feature open fire, dining kitchen, multi-use room to the rear with French doors to the rear yard, two double bedrooms, bathroom, boarded loft with access from bedroom two, combination boiler central heating system and UPVC double glazed windows/multi-locking external doors.

## Auction Information

This property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The successful purchaser will pay £300 inc VAT for this pack.

The successful purchaser signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended

by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Entry

### Living Room

13'11" x 14'0" (4.26 x 4.29)

### Dining Kitchen

9'7" x 14'0" (2.94 x 4.29)

### Multi-Use Room

14'2" x 6'4" (4.34 x 1.94)

## First Floor

### Bedroom One

10'11" x 14'1" (3.34 x 4.30)

### Bedroom Two

12'8" x 7'3" (3.87 x 2.23)

### Bathroom

6'11" x 6'0" (2.12 x 1.84)

### Loft

6'11" x 6'0" (2.12 x 1.84)

## Rear Yard

## Important Information

Making Your Home Purchase Simple

Thank you for viewing with us today. We hope

you found the property interesting and would be happy to answer any additional questions you may have.

### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to

help and can arrange this for you.

### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

### Selling Your Property?

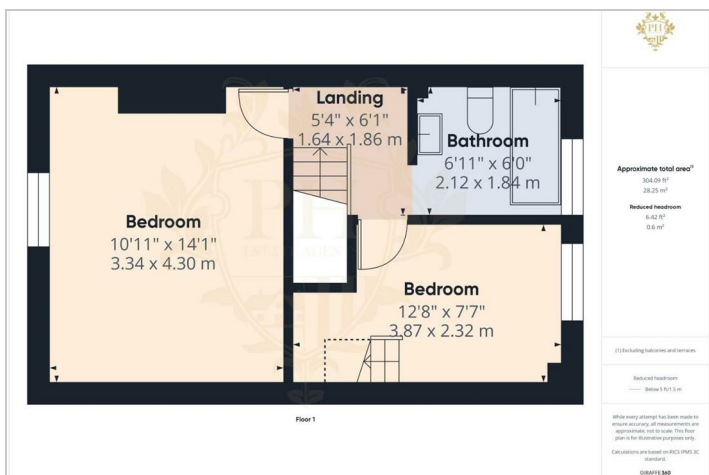
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.



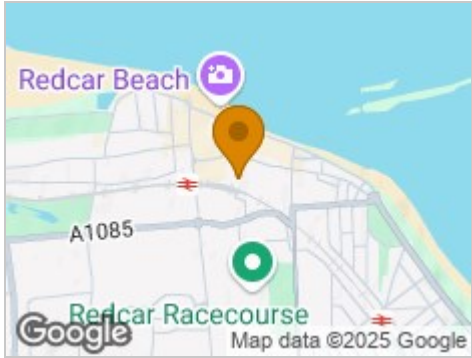
Road Map



Hybrid Map



Terrain Map



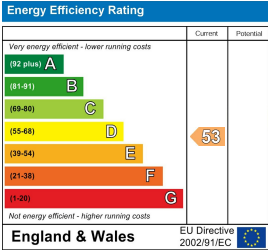
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.