



Normanby House, Coatham Road, Redcar, TS10 1RZ

welcome to

Normanby House Coatham Road, Redcar

- EXCELLENT INVESTMENT OPPORTUNITY
- OPEN PLAN
- MASTER WITH EN SUITE
- CLOSE TO THE SEA FRONT
- TRADITIONAL BAY WINDOW

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£45,000

Entrance Hall

Entered via wooden fire door, intercom system and alarm system.

Lounge / Kitchen

15' 5" (Maximum) x 17' 5" (Into bay window) (4.70m (Maximum) x 5.31m (Into bay window))
Open plan, UPVC double glazed bay window to front, TV point, electric wall mounted fire.
Wall and base units with complimentary work surface, sink/drainers with mixer tap, integral electric oven, extractor fan, plumbing for washing machine and integral fridge/freezer.

Bedroom 1

14' 1" x 13' 5" (4.29m x 4.09m)
UPVC double glazed window to rear, storage cupboard, TV point and electric radiator.

En Suite

WC, bath with shower over, wash hand basin with mixer tap and tiled wall.



view this property online mannersandharrison.co.uk/Property/MAR109711



Property Ref:

MAR109711 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk