



## 48 Ambleside Avenue

Redcar, TS10 4JW

**Price Guide £87,000**



Welcome to Ambleside Avenue, Redcar - a charming semi-detached house that offers a wonderful opportunity for those seeking a spacious family home in a convenient location.

This property boasts three bedrooms, with two bathrooms, although the house requires some light refurbishment, this presents a fantastic chance for you to put your own stamp on the property.

Situated close to all local amenities, you'll have everything you need right at your doorstep. The rear garden offers a lovely outdoor space where you can enjoy the fresh air.

With off-street parking available for one vehicle, you won't have to worry about finding a parking spot after a long day out.

**\*\*Cash buyer only due to a positive shale test\*\***



In need of some refurbishment throughout, this is a fantastic opportunity for someone to create their own dream home, the property offers fantastic spacious living throughout, with the added benefit of off street parking, a large rear garden, downstairs and upstairs bathrooms as well as a kitchen/dining area. The property does have a relatively new combination boiler, and is close to all local amenities, as well as being a steady walk into the town centre.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: E

**Hallway**

With laminated flooring, double radiator, under-stairs storage and carpet to the staircase.

**Lounge 13'4" x 11'8" (4.08m x 3.56m)**

A spacious lounge with large uPVC window to the rear aspect overlooking the garden, carpet to the floor, chimney breast and double radiator.

**Kitchen/Dining Area 18'2" x 9'10" (5.56m x 3.02m)**

With vinyl flooring, a range of wall and base units, laminated worktops and tiled splashbacks, black granite effect 1 1/2 bowl sink/drain, plumbing for washing machine, space for slot in gas oven/hob, breakfast bar to the dining area, 2 x uPVC windows to the front and rear aspect, single radiator and wall mounted combination boiler.

**Downstairs Shower Room 6'10" x 5'1" (2.09m x 1.55m)**

The shower room has a shower cubicle with electric shower, white hand basin, and uPVC window to the rear aspect.

**First Floor**

**Separate WC**

With a white toilet, and uPVC window to the rear aspect.

**Bathroom 5'6" x 4'11" (1.69m x 1.51m)**

A white bath suite with part tiled walls, uPVC window to the rear aspect.

**Bedroom 10'9" x 11'10" (3.30m x 3.63m)**

A double bedroom with uPVC window to the rear aspect and single radiator.

**Bedroom 12'8" x 9'7" (3.88m x 2.94m)**

Another double bedroom with storage cupboard, uPVC window to the rear aspect and single radiator.

**Bedroom 8'7" x 8'4" (2.63m x 2.55m)**

A well proportioned single bedroom, with uPVC window to the front aspect and single radiator, storage cupboard which sits above the staircase.

**Externally**

Front.

The front is laid with paving, off-street parking for one car, a large hedgerow offering screening from the pavement.

Rear.

A large garden laid mainly to lawn with borders.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

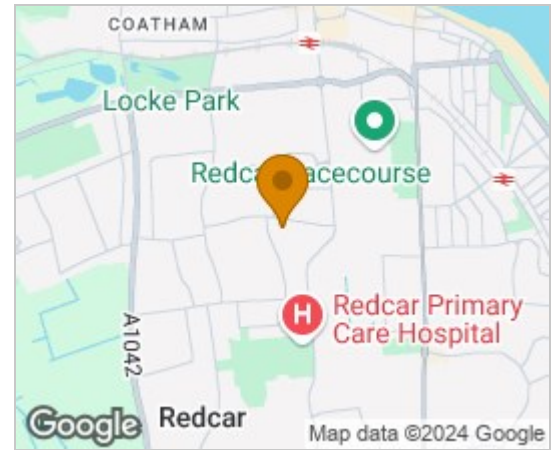
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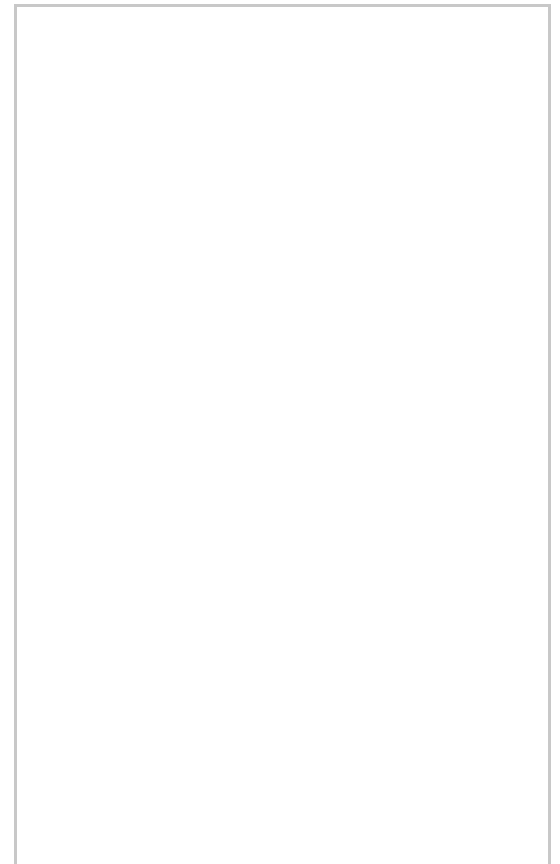
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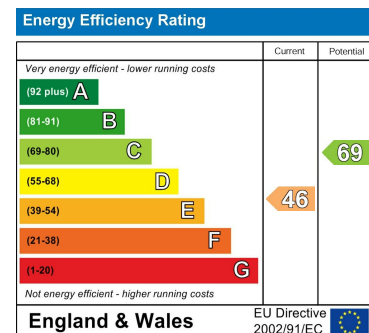
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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