



Inglebys

Estate Agents



9 Soppett Street

Redcar, TS10 2AJ

£79,950



This property presents an ideal investment opportunity for those looking to put their personal touch on a home. While it may require some refurbishment, this allows you the freedom to tailor the space to your liking and create the perfect living environment for you and your loved ones.

Don't miss out on the chance to own a property in a sought-after location that offers both convenience and investment potential.



Ideal for the investor/first time buyer, we are pleased to bring to the market this well appointed two bedroom mid terraced home, ideal for all town centre amenities.

Tenure: Freehold
 Council Tax: Redcar & Cleveland A
 EPC Rating:D

Boasting a modern kitchen and bathroom, this spacious property offers the following brief layout: Entrance vestibule, hallway, lounge open aspect to dining room, modern fitted kitchen, and utility/family room. First floor: two bedrooms and bathroom. Externally, a rear enclosed yard is provided.

Accommodation Measurements quoted are approximate.

Entrance uPVC sealed unit double glazed door to vestibule, glazed door to hallway, with radiator.

Lounge 11'10' x 11' (3.60m x 3.35m) uPVC sealed unit double glazed bay window, radiator, fire surround with tiled inset and hearth, open aspect to dining room.

Dining Room 11'6' x 11' (3.50m x 3.35m) uPVC sealed unit double glazed window, radiator, open aspect to lounge.

Kitchen 9'6' x 7'1' (2.89m x 2.15m) featuring a modern white suite with laminate work surfaces, integrated electric hob and oven and canopy extractor, single drainer sink unit, fridge/freezer space, plumbing for washer, access to utility/family room.

Utility Room 9'4' x 7'7' (2.84m x 2.31m) uPVC sealed unit double glazed window and door to yard.

First Floor Split level landing with loft hatch.

Bedroom 1 14' x 10'6' (4.26m x 3.20m) two uPVC sealed unit double glazed windows, radiator.

Bedroom 2 11'7' x 8'7' (3.53m x 2.61m) uPVC sealed unit double glazed window, radiator.

Bathroom 9'4' x 7'4' reducing to 4'7' (2.84m x 2.23m reducing to 1.39m) modern white suite comprising panelled bath with shower over, pedestal basin, low flush WC, airing cupboard housing Vaillant combination boiler, uPVC sealed unit double glazed window, radiator.

Externally Rear enclosed yard.

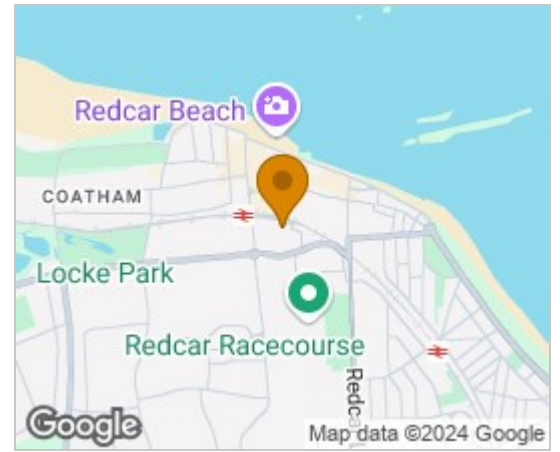
Disclaimer

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.

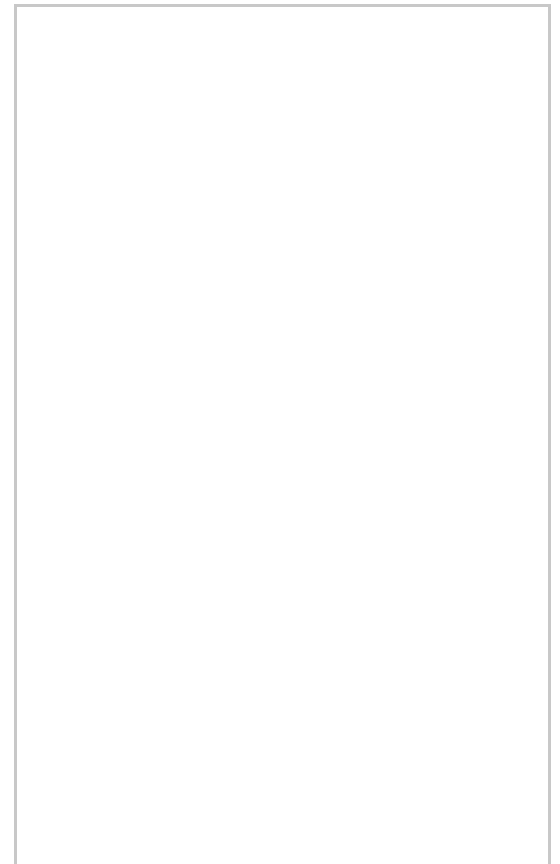
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com