

## BEVERLEY BUILDINGS, BEVERLEY ROAD, REDCAR, TS10 3RQ



- ▲ First Floor Flat
- ▲ Three Bedrooms
- ▲ Fantastic Redcar East Location
- ▲ Spacious Property Spanning Over 850 Sq. Ft

- ▲ 22ft Lounge Diner
- ▲ Allocated Parking
- ▲ Minutes to Beach
- ▲ No Chain Sale

**Offers Over £119,950**

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Offered for sale with no chain, this spacious flat is located within the ever popular Redcar East. Spanning over 850 sq. ft, this brilliant property is ideally suited for a first time buyer or buy to let with neutral decoration throughout and nicely positioned within minutes of the beach, schooling and far reaching transport links. Early viewing is advised.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 0.90m x 5.89m (2'11" x 19'4")**

Part glazed UPVC entrance door with staircase to the first floor and part glazed door to the lounge diner.

#### **FIRST FLOOR**

##### **LOUNGE DINER - 4.90m x 6.75m (16'1" x 22'2")**

A fantastic light and bright spacious room with neutral decoration, wood fire surround with inset electric fire, radiators and UPVC windows.

##### **KITCHEN BREAKFAST ROOM - 2.50m x 4.18m (8'2" x 13'9")**

Fitted kitchen with stainless steel handles and roll edge worktops, stainless steel sink, plumbing for washing machine, slimline electric cooker with extractor hood, part tiled walls, a cupboard houses the Main combi boiler with filter system, grey oak vinyl flooring, radiator and UPVC window.

##### **HALL - 3.55m (11'8") reducing to 0.79m (2'7") x 1.83m (6') reducing to 0.80m (2'7")**

With radiator and striped panelled doors to bedrooms and bathroom.

##### **BEDROOM ONE - 2.59m (8'6") x 3.79m (12'5") including wardrobes**

With neutral decoration, grey carpet, integrated wardrobe storage, radiator and UPVC window with views over Huntcliff.

##### **BEDROOM TWO - 2.63m x 2.83m (8'8" x 9'3")**

With neutral decoration, radiator and UPVC window.

##### **BEDROOM THREE - 2.63m x 2.80m (8'8" x 9'2")**

With neutral decoration, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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### **WC - 0.75m x 1.88m (2'6" x 6'2")**

With fully tiled walls, vinyl flooring and UPVC window.

### **BATHROOM - 1.64m x 2.83m (5'5" x 9'3")**

White suite with electric shower unit, fully tiled walls, radiator, vinyl flooring and UPVC window.

### **EXTERNALLY**

**PARKING** - The front of the property benefits from allocated off street parking.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - CF/LS/RED260410/10062026

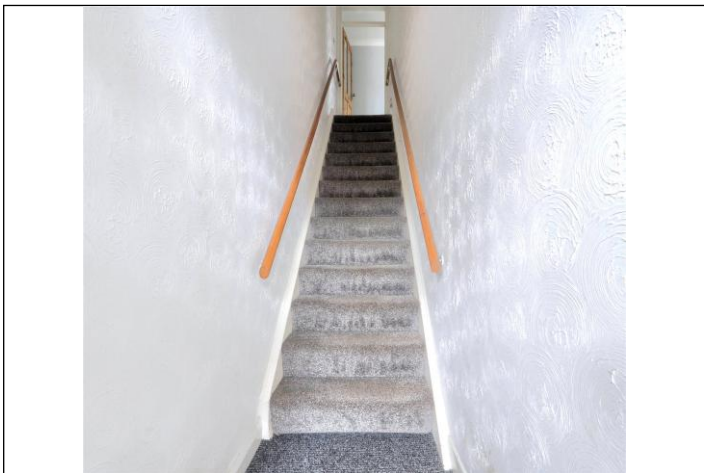
**Council Tax Band:** A      **Tenure:** Leasehold

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

Tel: **01642 285041**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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