

28 Lawrence Street, Redcar

In Excess of £80,000

Michael Poole
SALES · LETTINGS · AUCTIONS



28 Lawrence Street

Redcar

Located within a popular convenient area of Redcar, this terraced home is ideal for a first time buyer or buy to let and is brilliant for local amenities, schooling and transport links.

- PERFECT FIRST TIME PURCHASE/ BUY TO LET INVESTMENT
- DOWNSTAIRS BATHROOM
- PERMIT PARKING
- OPEN PLAN LOUNGE/DINER
- REAR COURTYARD

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance Hall - 2' 11" x 4' 5" (0.90m x 1.34m)
Part glazed entrance door and further door to the hall.

Hall - 2' 11" x 9' 4" (0.90m x 2.85m)
With wide plank laminate flooring, radiator, staircase to the first floor and door to the living room and dining room.

Living Room - 10' 8" x 10' 11" (3.26m x 3.33m)
A bay windowed room with sanded floorboards and feature wall, radiator, UPVC window and opens through to the dining room.

Dining Room - 10' 8" x 11' 1" (3.26m x 3.37m)
With wide plank laminate flooring, radiator, UPVC window overlooks the rear yard area and door to the kitchen.

Kitchen - 6' 8" x 10' 5" (2.04m x 3.17m)
A country style fitted kitchen with roll edge worktops, freestanding cooker, plumbing for washing machine, wall mounted combi boiler, fully tiled walls, vinyl flooring, under stairs storage cupboard, UPVC window and opens through to the rear entrance hall with access to the bathroom.

Bathroom - 6' 8" x 9' 9" (2.04m x 2.96m)
A white suite with over bath electric shower, extractor fan, fully UPVC clad walls and ceiling, radiator and UPVC window.

FIRST FLOOR

Landing - 5' 4" x 11' 0" (1.63m x 3.36m)
With panelled doors to all rooms.

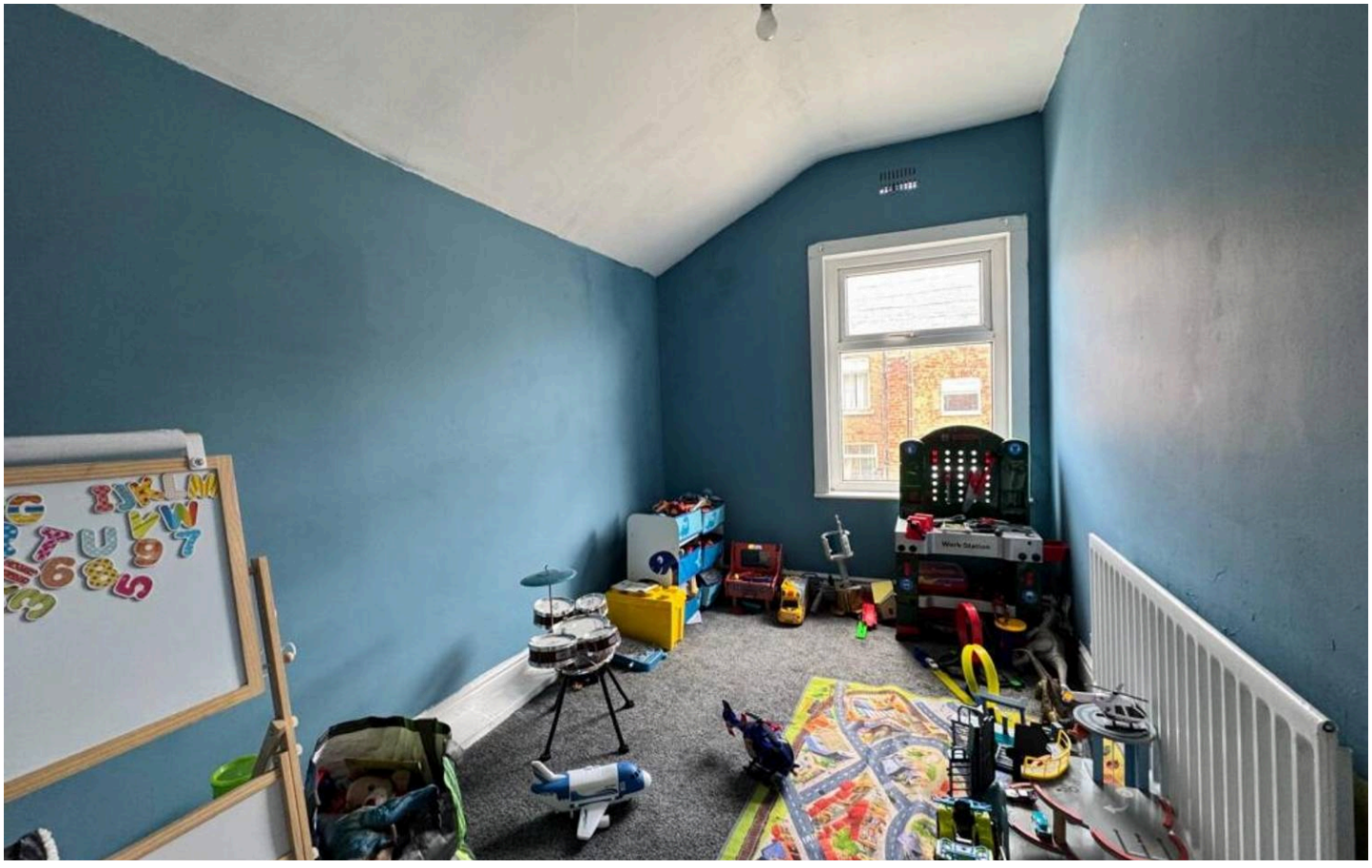
Bedroom One - 14' 2" x 10' 11" (4.32m x 3.34m)
A spacious light and bright room with feature wall and grey carpet, radiator and UPVC window.

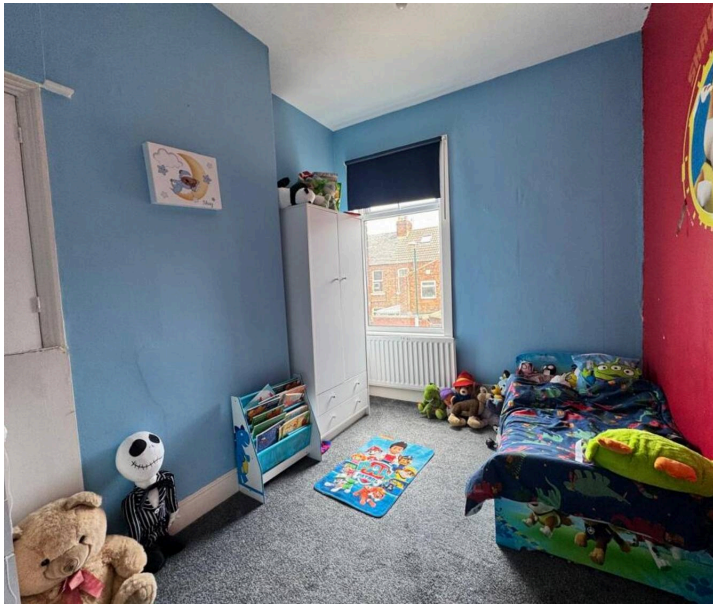
Bedroom Two - 8' 5" x 11' 2" (2.57m x 3.41m)
A double room with integrated storage cupboard, radiator and UPVC window.

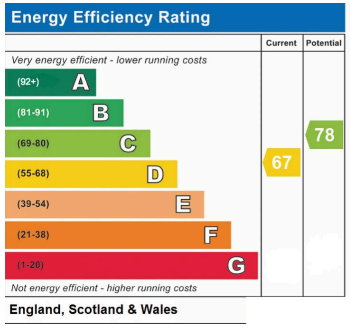
Bedroom Three - 6' 10" x 10' 5" (2.08m x 3.18m)
A spacious third bedroom with radiator and UPVC window.

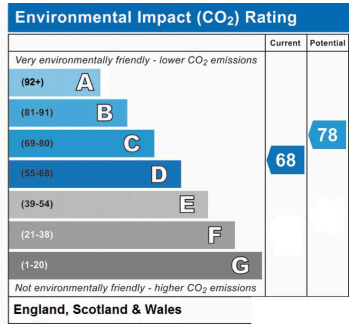
EXTERNALLY

Parking - The front of the property offers on street parking and to the rear there is an enclosed yard area.

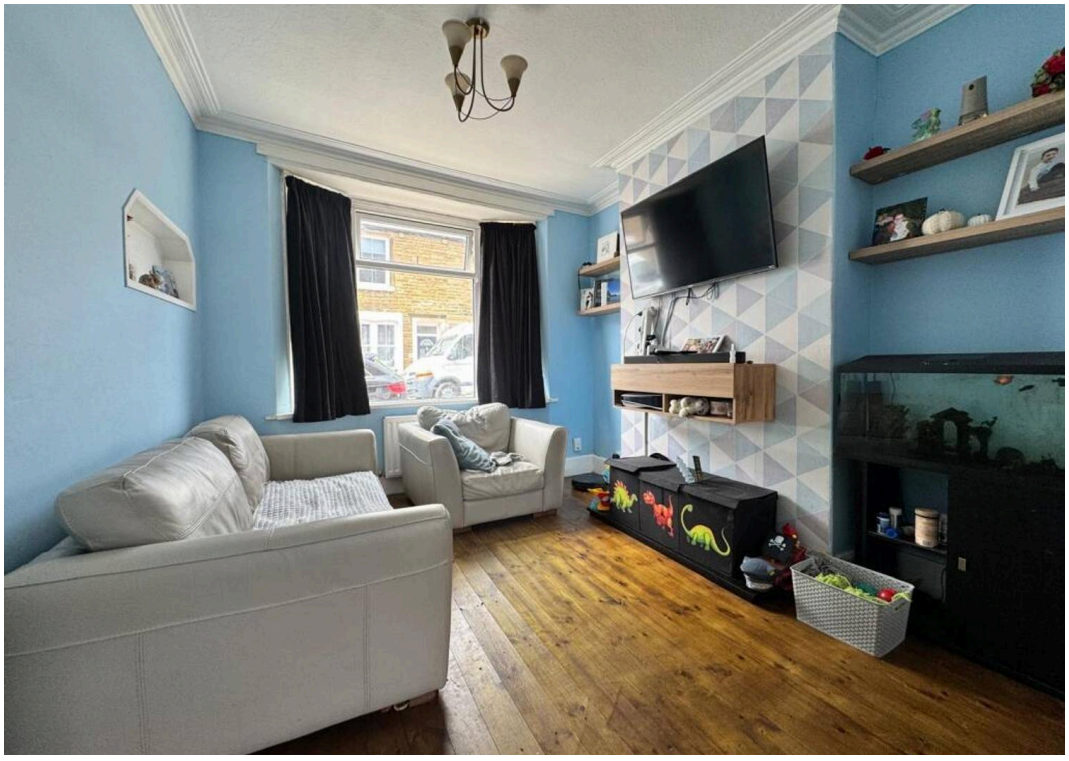


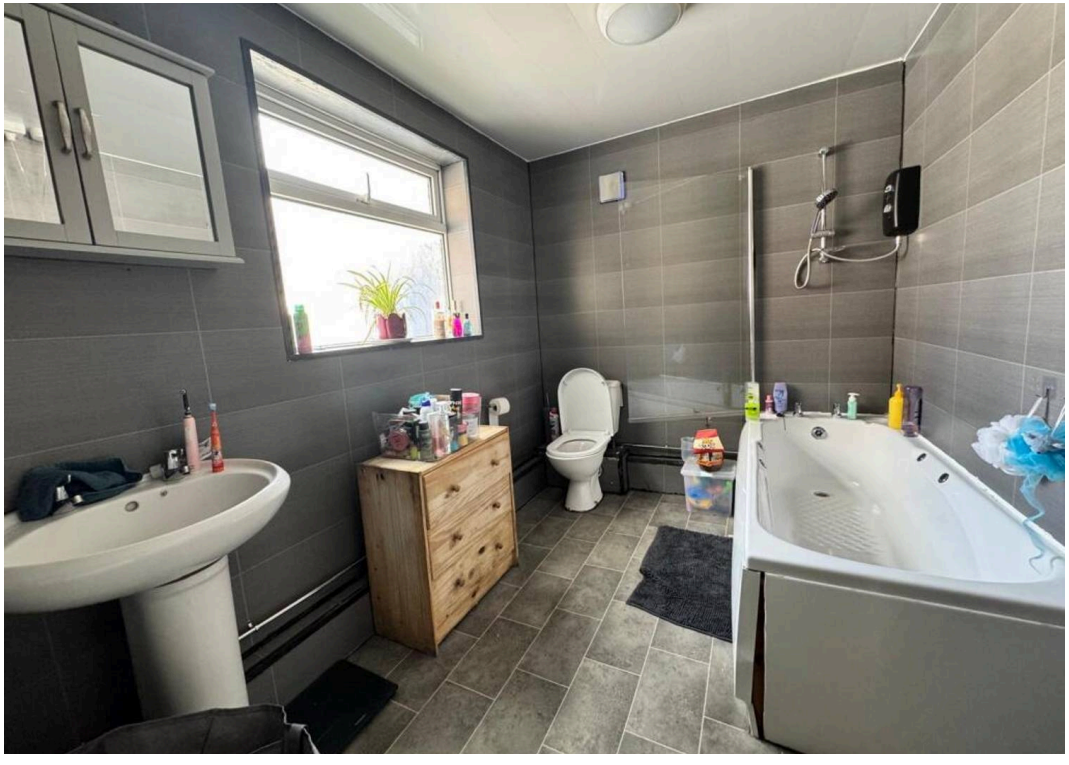


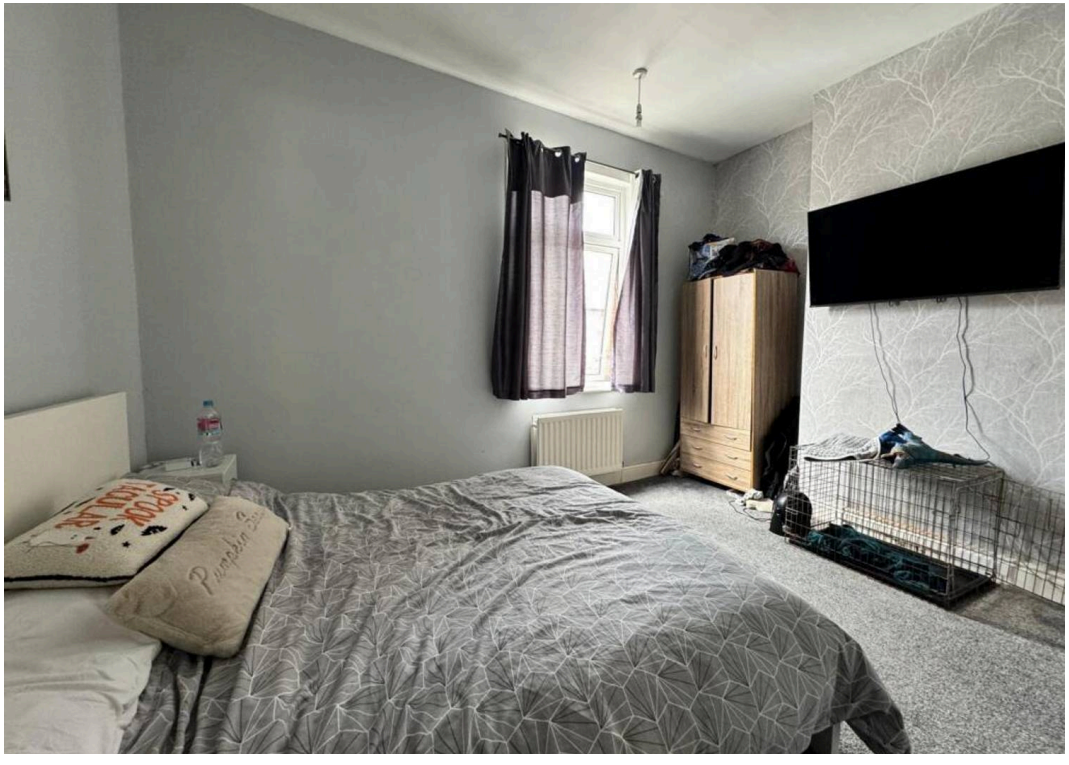












GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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property consultants

TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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