



# Inglebys

Estate Agents



## 3a and 3b Coatham Road

Redcar, TS10 1RH

**Price Guide £95,000**



ATTENTION INVESTORS - 2 APARTMENTS FOR SALE.

Located at Coatham Road in Redcar, this pair of one-bedroom flats available for sale, making it an ideal choice for those looking to expand their property portfolio. Currently sold with sitting tenants, the apartment generates a steady rental income of £10,000 per annum, providing a reliable return on investment.

The location is particularly appealing, with easy access to local amenities, transport links, and the beautiful coastline that Redcar is known for. Whether you are a seasoned investor or a first-time buyer looking to enter the rental market, this property offers both charm and financial potential.

Do not miss the chance to acquire this well-located apartment in a thriving area. It is a perfect opportunity to secure a property that not only meets your needs but also promises a fruitful investment for the future.



Tenure: Leasehold  
 Council Tax Band: Apartment A - Redcar & Cleveland Band A, Apartment B - Redcar & Cleveland Band A  
 EPC Rating: Apartment A - E, Apartment B - D

**Communal Entrance**

Double glazed windows to the rear aspect.  
 Meter cupboards.  
 Under-stair storage area.  
 Apartment A is located on the first floor and apartment B on the second.

**Apartment A**

**Living Room 17'5" x 12'9" (5.31 x 3.91)**

Double glazed bay window to the front aspect.  
 Electric fire with a marble effect back and hearth and a wooden surround.

**Kitchen 12'0" x 5'1" (3.66 x 1.56)**

Double glazed window to the rear aspect.  
 A range of fitted wall and base units with wood effect roll top work surfaces.  
 Electric cooker point.  
 Stainless steel sink with mixer tap.  
 Plumbing for a washing machine.  
 Tiled splashback.  
 Tile effect vinyl flooring.

**Bathroom 13'0" x 5'1" (3.98 x 1.55)**

Double glazed, frosted window to the rear aspect.  
 A white three piece bathroom suite comprising of a low level WC, pedestal wash and a panelled bath with shower over.  
 Wood panelled walls.  
 Tile effect vinyl flooring.

**Bedroom 7'1" x 10'2" (2.18 x 3.12)**

Double glazed window to the front aspect.

**Apartment B**

**Living Room 16'8" x 9'10" (5.1 x 3.0)**

Double glazed window to the front aspect.  
 Electric fire with a marble effect back and hearth and a wooden surround.

**Kitchen 13'1" x 6'0" (4.0 x 1.85)**

Double glazed window to the rear aspect.  
 A range of fitted wall and base units with wood effect roll top work surfaces.  
 Electric cooker point.  
 Stainless steel sink with mixer tap.  
 Plumbing for a washing machine.  
 Tiled splashback.  
 Wood effect vinyl flooring.

**Bathroom 13'0" x 5'1" (3.98 x 1.55)**

Double glazed, frosted window to the rear aspect.  
 A white three piece bathroom suite comprising of a low level WC, pedestal wash and a panelled bath with shower over.  
 Wood panelled walls.  
 Wood effect vinyl flooring.

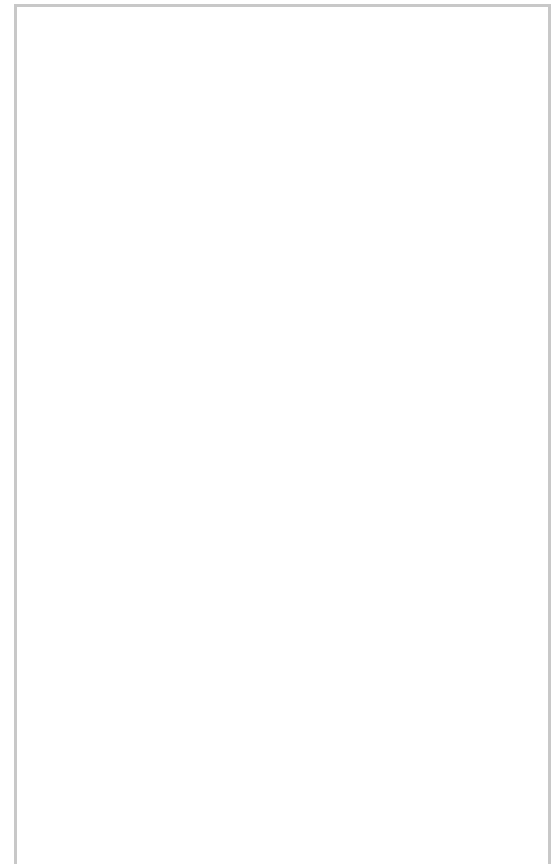
**Bedroom 13'4" x 7'9" (4.07 x 2.38)**

Double glazed window to the front aspect.

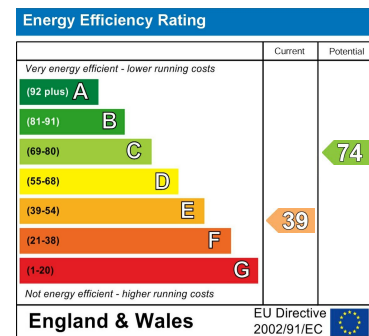
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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