PH ESTATE AGENTS

# 17 Laburnum House Coatham Road

, Redcar, TS10 1TA

£50,000

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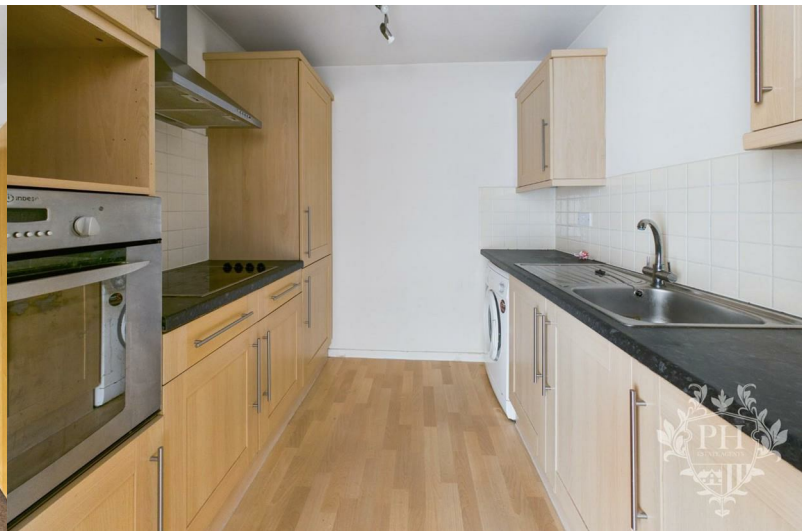

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### COMMUNAL ENTRANCE

Step inside through the secure main entrance, and you'll find yourself in a well-lit communal hallway. From here, you can choose to take the staircase or the convenient lift, both of which lead up to the third floor, where the apartment is located.

### HALLWAY

3'6" x 19'1" (1.07m x 5.82m )

Step inside through a sturdy front door and find yourself in an inviting, elongated hallway. This corridor leads you to a bright reception and dining area, two comfortable bedrooms, a well-appointed family bathroom, and a convenient boiler cupboard tucked neatly away.

### RECEPTION/ DINING ROOM

19'3" x 10'9" (5.87m x 3.28m)

The reception area is spacious enough to comfortably accommodate a two-piece suite, with plenty of room left over for extra storage units. Sunlight pours in through the French doors, which open onto a Juliet balcony and add a touch of elegance to the space. Toward the back of the room, there's an inviting spot for a dining table, creating a natural flow into the kitchen beyond.

### KITCHEN

7'9" x 7'9" (2.36m x 2.36m)

The kitchen features a generous selection of light wood-effect cabinets, including wall-mounted units, spacious base cupboards, and drawers, all topped with deep, dark countertops that provide a striking contrast. A built-in electric oven sits to the left of a modern ceramic hob, with an extractor fan overhead to keep the space fresh and clean. There's ample room for both a washing machine and a full-sized fridge freezer, making the layout as practical as it is inviting.

### BEDROOM ONE

14'5" x 8'2" (4.39m x 2.49m )

The first bedroom is spacious enough for a comfortable double bed, with room for a few carefully chosen storage pieces. Sunlight streams in through elegant French doors that open onto a Juliet balcony, offering a charming spot to let in fresh air or enjoy the view. An electric radiator ensures the room stays cozy year-round.

### BEDROOM TWO

7'2" x 10'8" (2.18m x 3.25m)

The second bedroom is cozy yet functional, comfortably accommodating a small double bed. While storage options are modest, the

room feels bright thanks to a large UPVC double glazed window that lets in plenty of natural light. An electric heater ensures the space stays warm and inviting, making it an ideal retreat for guests or a peaceful work-from-home nook.

## FAMILY BATHROOM

7'0" x 7'6" (2.13m x 2.29m )

The family bathroom features a stylish three-piece suite, including a panelled bathtub fitted with shower attachments and a clear glass screen. There's a modern hand basin set above a convenient storage shelf, perfect for keeping toiletries organized, along with a contemporary low-level toilet.

## EXTERNAL

There's convenient parking right at the front of the building, so you won't have to search for a spot. Redcar Central is close by—you can either stroll over in a few minutes or take a quick drive, depending on your mood.

## IMPORTANT INFORMATION

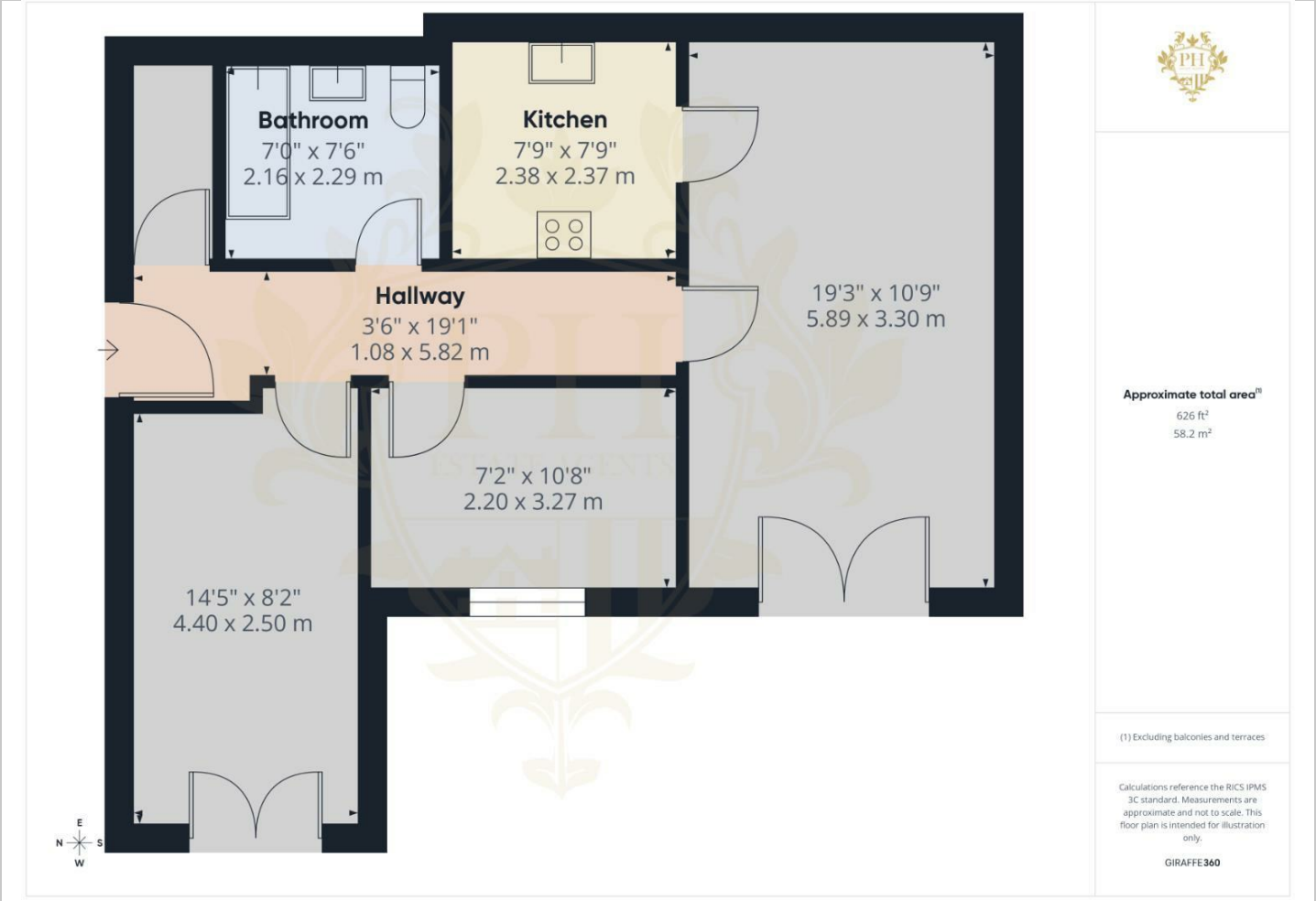
NO ELECTRICAL TESTS WILL BE TESTED DURING THIS PURCHASE

## Road Map

## Hybrid Map

## Terrain Map

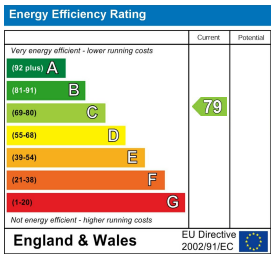
## Floor Plan




## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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