

FRANCE STREET, REDCAR, TS10 3HJ



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Central Redcar Location
- ▲ Ideal for a First Time Buyer or Buy to Let

- ▲ Ground Floor Bathroom
- ▲ On Street Permit Parking
- ▲ Enclosed Yard
- ▲ No Chain Sale

£69,950

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Offered for sale with no chain, this terraced home is ideal for a first time buyer or as a buy to let and is conveniently located within minutes of Redcar Town and beach. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL - 0.95m x 1.19m (3'1" x 3'11")

Part glazed UPVC entrance door and further door to the hall.

HALL - 0.95m x 2.92m (3'1" x 9'7")

With staircase to the first floor, radiator, laminate flooring and door to the dining room and living room.

LIVING ROOM - 3.16m x 3.15m (10'4" x 10'4")

With wood fire surround with marble insert and living flame gas fire, radiator, UPVC window and opens through to the dining room.

DINING ROOM - 3.28m (10'9") reducing to 3.16m (10'4") x 3.52m (11'7")

Open plan to the living room with radiator, under stairs storage cupboard, UPVC window and door to the kitchen.

KITCHEN - 2.49m x 3.00m (8'2" x 9'10")

A shaker style fitted kitchen with stainless steel handles and contrasting roll edge worktops and upstands. Integrated electric oven and gas hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, wall mounted combi boiler and UPVC window.

BATHROOM - 2.49m x 2.00m (8'2" x 6'7")

A white suite with an over bath electric shower, extractor fan, part tiled walls, radiator, vinyl flooring and UPVC window.

FIRST FLOOR

LANDING - 1.58m x 3.54m (5'2" x 11'7")

With panelled doors to all rooms, UPVC window and access to the loft space.

BEDROOM ONE - 4.28m x 3.18m (14'1" x 10'5")

A spacious room with radiator and UPVC window.

BEDROOM TWO - 2.58m x 3.54m (8'6" x 11'7")

A double room with radiator and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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EXTERNALLY

The front of the property benefits from resident permit on street parking and to the rear there is an enclosed yard area with gated access to the gated alleyway.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

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.

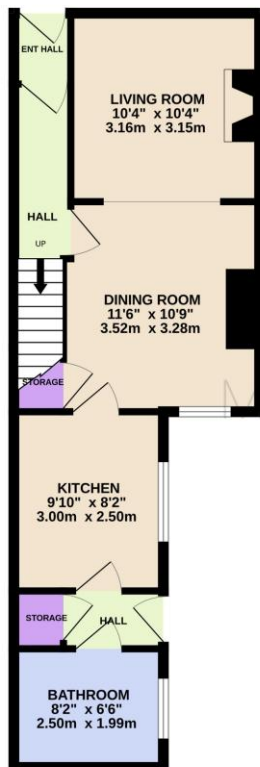
AGENTS REF: - CF/LS/EST260207/04062026

Council Tax Band: A **Tenure:** Freehold

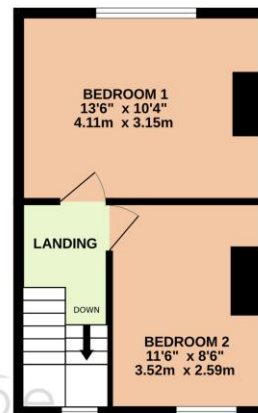
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GROUND FLOOR
442 sq. ft. (41.1 sq. m.) approx.



1ST FLOOR
284 sq. ft. (26.4 sq. m.) approx.



TOTAL FLOOR AREA: 726 sq. ft. (67.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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