

BROADWAY EAST, REDCAR, TS10 5DT



FOR SALE BY AUCTION
Thursday 30th May 2024



- ▲ Semi Detached Property
- ▲ Three Bedrooms
- ▲ Popular Convenient Location
- ▲ 16ft Kitchen Diner
- ▲ Previous Renovations Include New Roof
- ▲ Garage
- ▲ Off Street Parking
- ▲ South Facing Rear Garden

Guide Price £110,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th May 2024 *** Option 2 ***
www.agentspropertyauction.com

This traditional bay fronted semi-detached family home is located within a popular convenient area with easy access to transport links. Early viewing is advised to appreciate this property.

GROUND FLOOR

HALL - 1.02m x 1.7m (3'4" x 5'7")

Part glazed woodgrain UPVC entrance door, radiator, staircase to the first floor, wide plank oak laminate flooring, and original style panelled door to the living room.

LIVING ROOM - 4m (13'1") reducing to 3.8m (12'9") x 3.07m (10'1") increasing to 3.84m (12'7") into the bay

A spacious bay windowed room with wood fire surround with tiled insert and hearth and living flame gas fire, radiator, oak laminate flooring, and archway to the dining room.

DINING ROOM - 5.05m (16'7") reducing to 3.68m (12'1") x 3.02m (9'11") reducing to 2.13m (7')

With neutral décor, wide plank oak laminate flooring flowing through from the living room, radiator, walk-in under stairs storage cupboard, UPVC window and original style panelled door to the kitchen diner.

KITCHEN DINER - 5.05m (16'7") reducing to 4.27m (14') x 2.95m (9'8") reducing to 1.88m (6'2")

Grey oak Howden's fitted kitchen with soft closing doors and roll edge worktops, Porcelain style sink unit, integrated electric oven and gas hob with stainless steel extractor hood, part metro tiled walls, plumbing for washing machine, UPVC window and sliding patio door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.12m (10'3") reducing to 2.62m (8'7") including wardrobes x 3.23m (10'7") increasing to 4.04 (13'3") into the bay

A bay windowed room with fitted wardrobes, radiator, and double glazed hardwood window.m

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



BROADWAY EAST, TS10 5DT



BEDROOM TWO - 2.62m x 2.87m (8'7" x 9'5")

With neutral décor including carpet, storage cupboard housing the Baxi combi boiler, radiator, and UPVC window overlooking the rear garden.

BEDROOM THREE - 1.83m x 2.57m (6' x 8'5")

A single room with radiator and UPVC window.

BATHROOM - 2.29m x 1.4m (7'6" x 4'7")

White suite with over bath electric shower unit, fully UPVC clad walls and ceiling with downlighters, grey oak flooring and UPVC window.

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a block paved driveway and lawned frontage. Gated access leads to the southerly facing rear garden laid to lawn with paved pathways and patio area.

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

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - CF/LS/EST240002/26032024

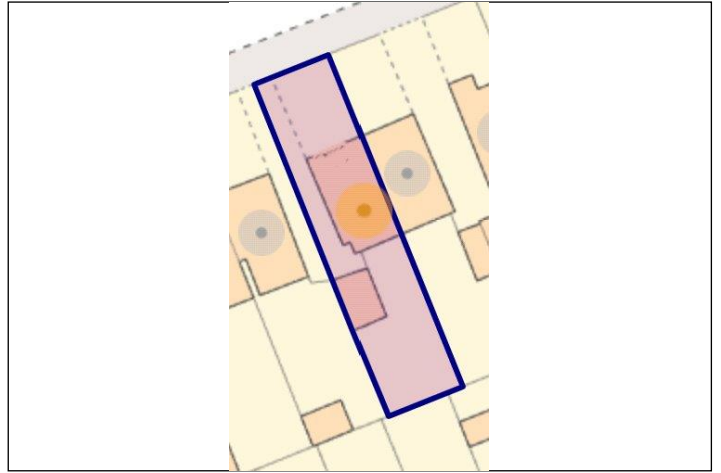
Council Tax Band: B **Tenure:** Freehold

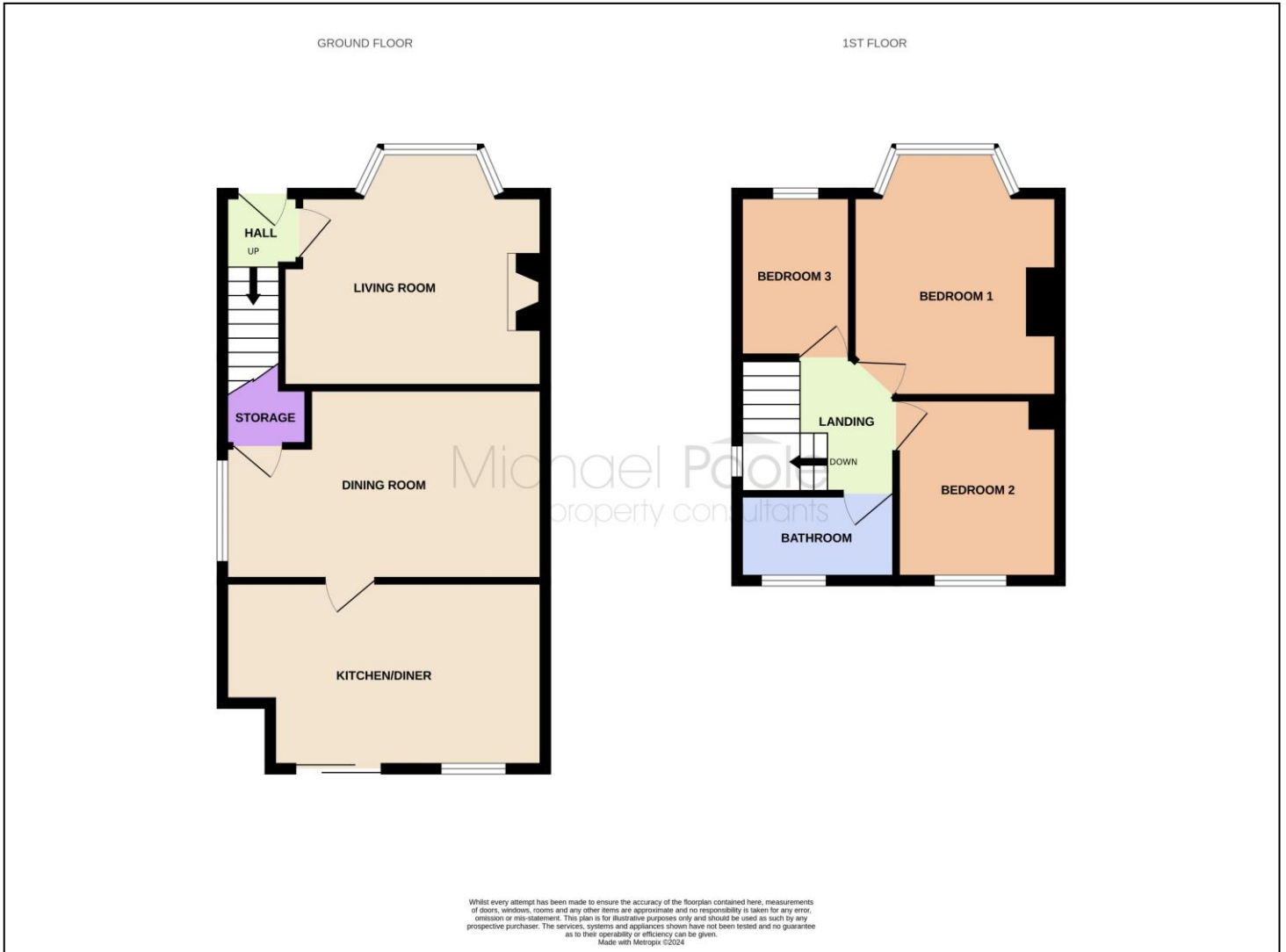
TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

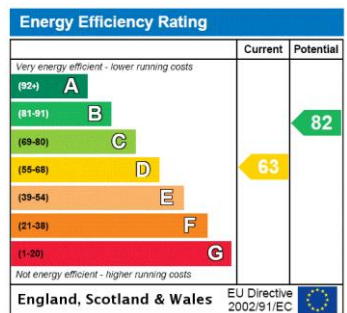


BROADWAY EAST, TS10 5DT





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.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG