

CANTERBURY ROAD, REDCAR, TS10 3QG



FOR SALE BY AUCTION
Tuesday 30th April 2024



- ▲ Semi Detached Property
- ▲ Two Bedrooms
- ▲ Highly Popular & Sought After Area of Redcar East
- ▲ Requires Renovation
- ▲ Minutes to the Beach & Stray
- ▲ Off Street Parking
- ▲ Garden

Guide Price £95,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***Tuesday
30th April 2024 *** Option 1 ***
www.agentspropertyauction.com

A traditional 1930's property located within the ever-popular Redcar East and is brilliant for acclaimed schooling, transport links, beach, and the stray. Early viewing is advised.

GROUND FLOOR

HALL - 1.22m x 1.37m (4' x 4'6")

Part glazed UPVC entrance door, staircase to the first floor, and doors to the living room and dining room.

LIVING ROOM - 4.5m (14'9") x 2.84m (9'4") increasing to 3.48m (11'5") into the bay

A bay windowed room with feature wall, wood fire surround with tiled insert and gas fire, radiator and UPVC window.

DINING ROOM - 4.5m (14'9") reducing to 3.07 m(10'1") x 3.89m (12'9") reducing to 2.34m (7'8")

With traditional style décor, wall lights, radiator, UPVC French doors to the garden room, UPVC window and door to the kitchen.

KITCHEN - 2.06m x 3.07m (6'9" x 10'1")

Fitted kitchen with stainless steel sink unit, roll edge worktop, plumbing for washing machine, wood Parquet flooring, and twin UPVC windows overlooking the rear garden.

GARDEN ROOM - 2.1m x 2.08m (6'11" x 6'10")

With tiled flooring, double glazed hardwood windows and door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 4.5m (14'9") x 2.87m (9'5") increasing to 3.45m (11'4") into the bay

A generous bay windowed room with neutral decoration, radiator and UPVC window.

BEDROOM TWO - 2.77m x 2.06m (9'1" x 6'9")

With radiator and UPVC window overlooking the rear garden.

BATHROOM - 1.68m (5'6") reducing to 1.24m (4'1") x 3.89m (12'9") reducing to 2.92m (9'7")

White suite with separate quadrant electric shower unit, part mosaic tiled walls, vinyl flooring, radiator, twin UPVC windows and storage cupboard housing the hot water tank.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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EXTERNALLY

PARKING & GARDEN - The front of the property provides off street parking and gated access leads to the rear garden which is laid to lawn with concrete pathways and outdoor tap.

- 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.

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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.

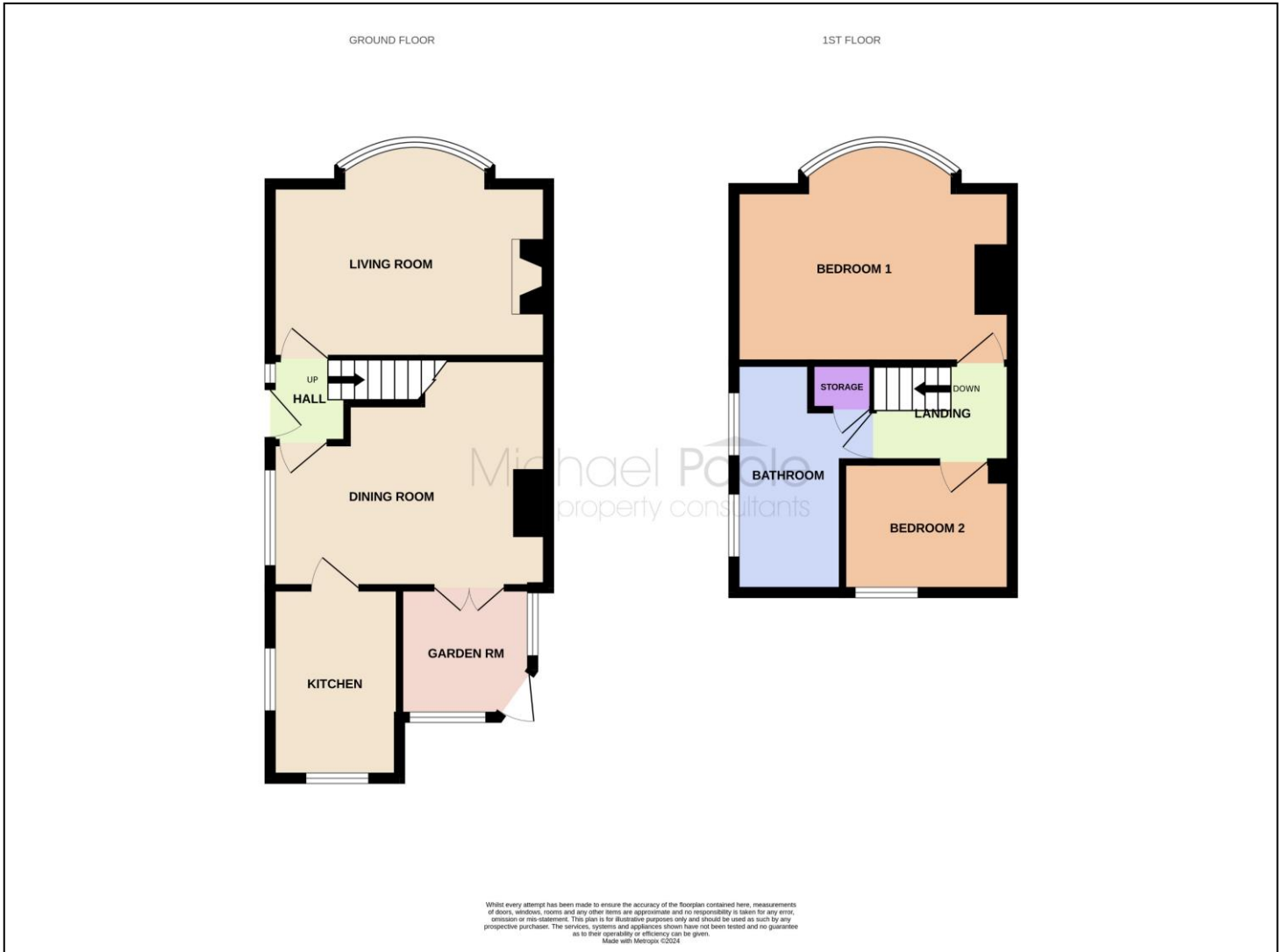
AGENTS REF: - CF/LS/RED230998/26032024

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

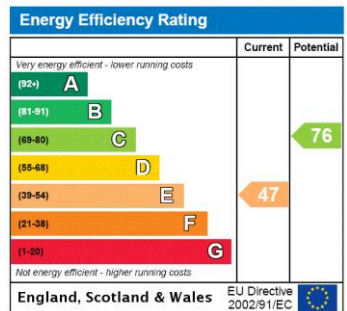
TO VIEW: Contact our Redcar office on

Tel: **01642 285041**





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