

**BROADWAY EAST, REDCAR, TS10 5DP**



**FOR SALE BY AUCTION**  
**Wednesday 31<sup>st</sup> January 2024**



- ▲ Semi Detached Property
- ▲ Three Double Bedrooms
- ▲ Popular Convenient Location
- ▲ Spacious Throughout
- ▲ 23ft Lounge Diner
- ▲ Excellent Potential for Development
- ▲ Off Street Parking
- ▲ Generous Rear Garden

**Guide Price £105,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*  
 Wednesday 31st January 2024 \*\*\* Option 2 \*\*\*  
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This spacious semi-detached family home is located in the popular convenient area of Redcar with generous proportions both inside and out and offering excellent potential for development. Early viewing is advised to fully appreciate this property.

#### **GROUND FLOOR**

##### **HALL - 3.35m x 1.22m (11' x 4')**

With part glazed UPVC entrance door, grey oak vinyl flooring, storage cupboard, radiator, staircase to the first floor, door to the study and opening through to the lounge diner.

##### **STUDY - 2.34m (7'8") reducing to 2.13m (7') x 4.57m (15')**

A versatile room with feature wall and grey carpet, radiator, UPVC window and doors to the hall and kitchen.

##### **LOUNGE DINER - 3.35m x 7m (11' x 23')**

A brilliant size room with wood fire surround with electric fire and marble insert and hearth, twin radiators, open access to the kitchen and double glazed window overlooking the vast rear garden.

##### **KITCHEN - 2.34m x 4.83m (7'8" x 15'10")**

A fitted kitchen with integrated electric oven and gas hob, plumbing for washing machine, grey oak vinyl flooring, radiator, and UPVC French doors open onto the rear garden.

#### **FIRST FLOOR**

##### **LANDING - 2.44m x 0.86m (8' x 2'10")**

With panelled doors to all rooms including a storage cupboard housing the Ideal combi boiler with filter system.

##### **BEDROOM ONE - 2.4m x 5.13m (7'10" x 16'10")**

A double with fitted wardrobes and integrated over stairs storage cupboard, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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**BEDROOM TWO - 3.78m x 3.1m (12'5" x 10'2")**

With storage cupboard with railed and shelved storage, radiator, and UPVC window overlooking the rear garden.

**BEDROOM THREE - 2.4m x 4.11m (7'10" x 13'6")**

A generous third bedroom with feature wall and neutral carpet, integrated storage cupboard, radiator and UPVC window.

**BATHROOM - 1.9m x 3.1m (6'3" x 10'2")**

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

**EXTERNALLY**

**PARKING & GARDEN** - The front of the property benefits from a part paved part concrete driveway with parking for numerous vehicles. Gated access leads to the fantastic family size rear garden mainly laid to lawn with paved patio area, raised sun deck and gated access to the driveway.

**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.

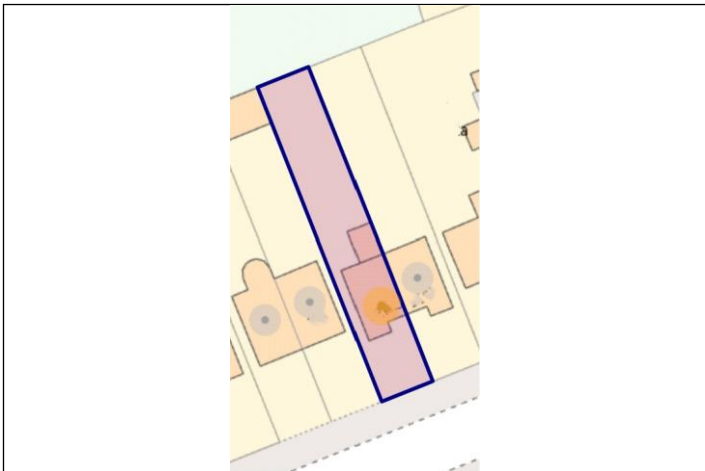
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**AGENTS REF:** - CF/LS/RED231057/14122023

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

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Tel: 01642 285041

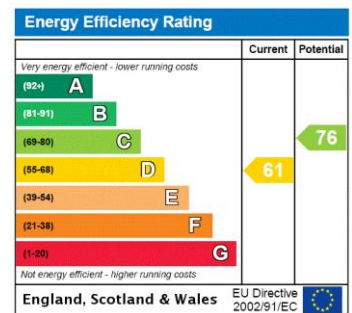






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