

## SOPPETT STREET, REDCAR, TS10 2AJ



- ▲ End Terrace Property
- ▲ Two Double Bedrooms
- ▲ Excellent Convenient Central Location
- ▲ Perfect for a First Time Buyer or Buy to Let
- ▲ Redecorated from Top to Bottom
- ▲ Open Plan Living Room
- ▲ Generous 16ft Kitchen Diner
- ▲ West Facing Rear Courtyard Style Garden
- ▲ On Street Permit Parking
- ▲ No Chain Sale

**£89,950**

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Offered for sale with no chain, this spacious light and bright end of terrace property ticks plenty of boxes. Brilliant for a first time buyer or as a buy to let with recent decoration throughout. Conveniently located within minutes of local amenities, transport links and schooling. Early viewing is advised.

**GROUND FLOOR**

**HALL - 1.17m x 1.22m (3'10" x 4')**

Part glazed UPVC entrance door, grey oak vinyl flooring and door to the living room.

**LIVING ROOM - 5.1m (16'9") reducing to 3.23m (10'7") x 4.2m (13'9") reducing to 2.82m (9'3")**

A light and bright spacious room with crisp white walls and neutral carpet, radiator, UPVC window, open staircase to the first floor, and door to the kitchen diner.

**KITCHEN DINER - 5.1m x 2.64m (16'9" x 8'8")**

A modern style fitted kitchen with matt handles and roll edge worktops, integrated electric oven and hob with matt black extractor hood, part tiled walls, cupboard housing the Worcester combi boiler with filter system, plumbing for washing machine, tiled flooring, chrome downlights, neutrally carpeted dining area, UPVC window and part glazed door.

**FIRST FLOOR**

**BEDROOM ONE - 5.08m (16'8") reducing to 4.47m (14'8") x 3.35m (11')**

A generous size room with neutral décor and grey carpet, radiator, and UPVC window.

**BEDROOM TWO - 3.18m (10'5") reducing to 1.4m (4'7") x 3.48m (11'5") reducing to 2.62m (8'7")**

A double room with neutral decoration and grey carpet, radiator, and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BATHROOM - 2.18m (7'2") x 2.64m (8'8") reducing to 2.06m (6'9")**

A traditional style white suite with over bath electric shower unit, part tiled walls, vanity storage unit, grey vinyl flooring, radiator, and UPVC window.

**AGENTS REF:** - CF/LS/RED231071/18032024

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Tel: **01642 285041**

## **EXTERNALLY**

### **PARKING**

The front of the property benefits from on street permit parking.

### **REAR COURTYARD STYLE GARDEN**

To the rear there is a westerly facing courtyard style garden with raised gravelled seating area, storage shed, outdoor tap and gated access to the side of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

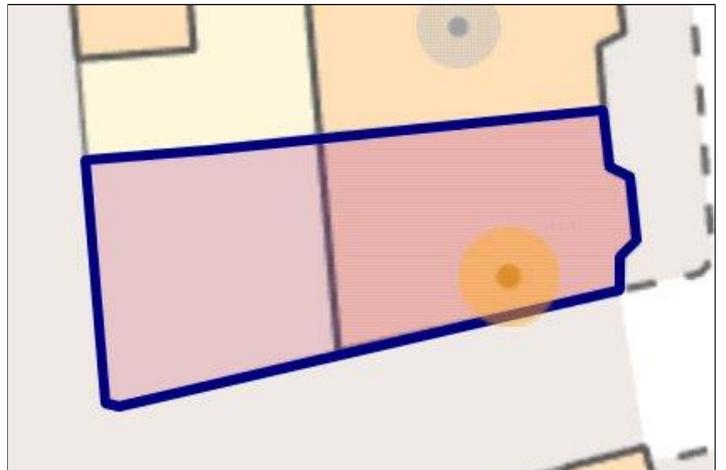
Standard Broadband & Mobile Signal

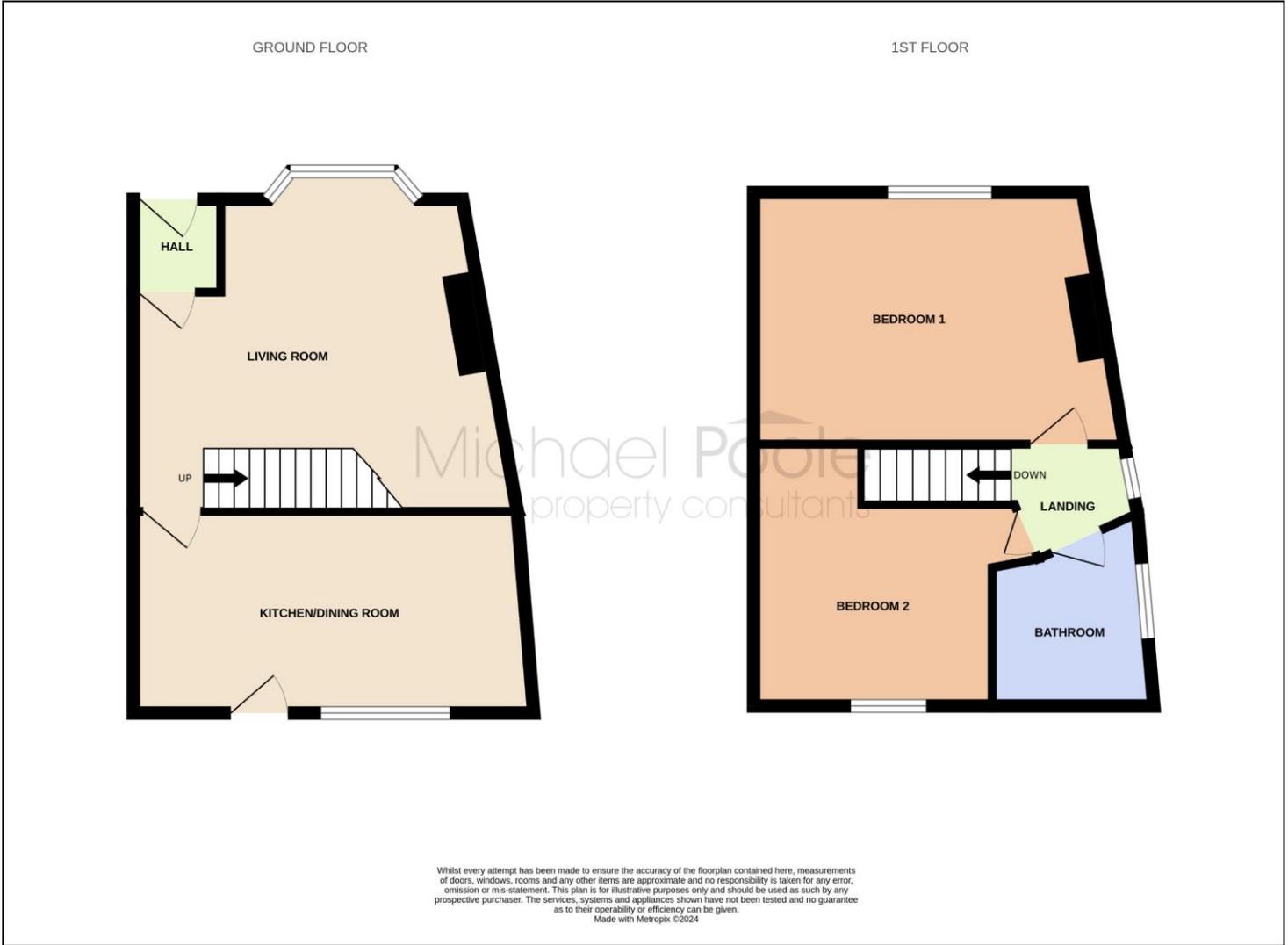
No Known Rights of Way

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



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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