

**ALFRED STREET, REDCAR, TS10 3HZ**



**FOR SALE BY AUCTION**  
**Tuesday 30<sup>th</sup> April 2024**



- ▲ Two Double Bedrooms, Both with Fitted Wardrobes
- ▲ UPVC Double Glazing
- ▲ Warmed by Gas Central Heating
- ▲ Ideal First Purchase

**Guide Price £59,950**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*Tuesday  
30th April 2024 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

A superb bay fronted terrace home situated within the heart of the popular seaside town of Redcar. The property has recently undergone some damp proofing and also benefits from UPVC double glazing and gas central heating. To the rear there is a generous courtyard with double gates. There is a bespoke fitted kitchen and well-appointed bathroom however the property could benefit from some cosmetic updating.

#### **GROUND FLOOR**

**ENTRANCE - 0.97m x 1.17m (3'2" x 3'10")**

**ENTRANCE HALL - 0.97m x 2.77m (3'2" x 9'1")**

With polished and stained French pine flooring, staircase to the first floor, radiator, and door to the lounge diner.

**LOUNGE DINER - 7.8m x 3.56m (25'7" x 11'8")**

With bay window to the front and feature arch separating lounge to diner. Rear door to kitchen. Polished and stained pine flooring.

**KITCHEN - 3.78m x 2.6m (12'5" x 8'6")**

A range of fitted base and wall units with contrasting worktops, integrated oven and hob with extractor over.

#### **FIRST FLOOR**

##### **LANDING**

The spilt level first floor landing provides access to the bathroom and both bedrooms with study area.

**MASTER BEDROOM - 4.67m x 3.18m (15'4" x 10'5")**

With fitted wardrobes designed by Clive Christian.

##### **BEDROOM TWO**

With fitted wardrobe.

**TO VIEW: Tel: 01642 285041**

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**BATHROOM - 2.74m x 2.54m (9' x 8'4")**

Comprising panelled bath with collodion chrome shower over, wash hand basin, low level WC, tiled surrounds, and vinyl flooring.

**EXTERNALLY**

**PARKING & REAR COURTYARD**

On street parking is available to the front of the property. There is also a generous rear courtyard with timber double gates at the rear.

**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.

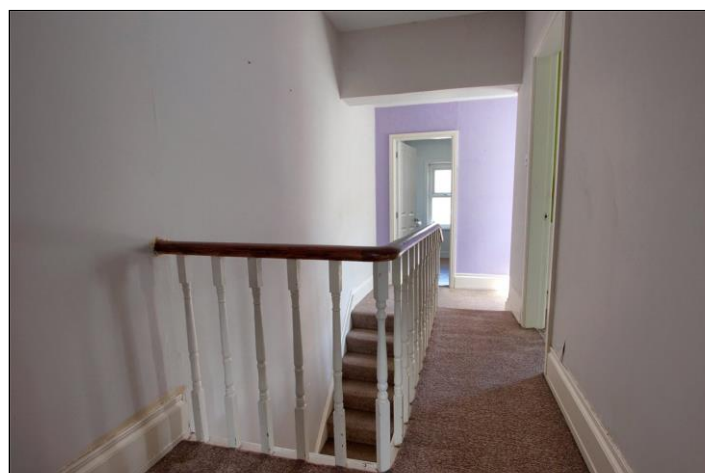
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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which 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/RED240288/28032024

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

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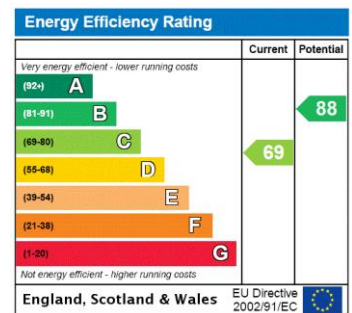


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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