

## MERSEY ROAD, REDCAR, TS10 4DS



- ▲ Semi Detached Property
- ▲ Three Bedrooms
- ▲ Brilliant Spacious Family Home
- ▲ Requires Modernisation

- ▲ Fantastic Potential
- ▲ Substantial Imprinted Driveway
- ▲ Larger Than Average Westerly Facing Rear Garden

**£150,000**

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Located in a highly popular residential area within Redcar, this spacious family home sits on a larger than average plot. Requiring modernisation however offers fantastic potential for development. Early viewing is essential to appreciate this 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

**GROUND FLOOR**

**HALL - 1.85m x 2.8m (6'1" x 9'2")**

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

**LIVING ROOM - 3.68m x 4.9m (12'1" x 16'1")**

With traditional style décor, wood fire surround with marble insert and living flame gas fire, radiator and folding doors to the dining room.

**DINING ROOM - 3.05m x 2.64m (10' x 8'8")**

With the décor flowing through from the living room, sliding patio door to the rear garden, radiator, and opening through to the kitchen.

**KITCHEN - 2.44m (8') x 3.43m (11'3") reducing to 2.44m (8')**

A high gloss white fitted kitchen with contrasting roll edge worktops, integrated electric oven and gas hob with extractor hood, integrate fridge, fully tiled walls, plumbing for washing machine, under stairs storage cupboard, tiled flooring, part glazed UPVC door to the driveway and window overlooking the rear garden.

**FIRST FLOOR**

**LANDING** - With UPVC window and storage cupboard housing the Baxi combi boiler.

**BEDROOM ONE - 3.5m x 3.73m (11'6" x 12'3")**

A generous room with integrated wardrobe and storage, radiator and UPVC window.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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**BEDROOM TWO - 3.5m x 3.15m (11'6" x 10'4")**

A double room with integrated wardrobe and storage, radiator and UPVC window overlooking the rear garden.

**BEDROOM THREE - 2.13m x 2.74m (7' x 9')**

A single room with over stairs storage cupboard, radiator and UPVC window.

**BATHROOM - 2.13m x 1.68m (7' x 5'6")**

Coloured suite with over bath electric shower unit, fully tiled walls and flooring, radiator, and UPVC window.

**WC - 1.1m x 0.7m (3'7" x 2'4")**

With fully tiled walls and UPVC window.

**EXTERNALLY**

**PARKING & GARDENS** - The front of the property benefits from a substantial imprinted concrete driveway, a neat lawned frontage, carport, gated access to the rear garden and access to the garage. The substantial larger than average rear garden is mainly paved with storage shed and outdoor tap.

**GARAGE - 3.05m x 5.8m (10' x 19')**

With up and over door, power, and light.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

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Standard Broadband & Mobile Signal

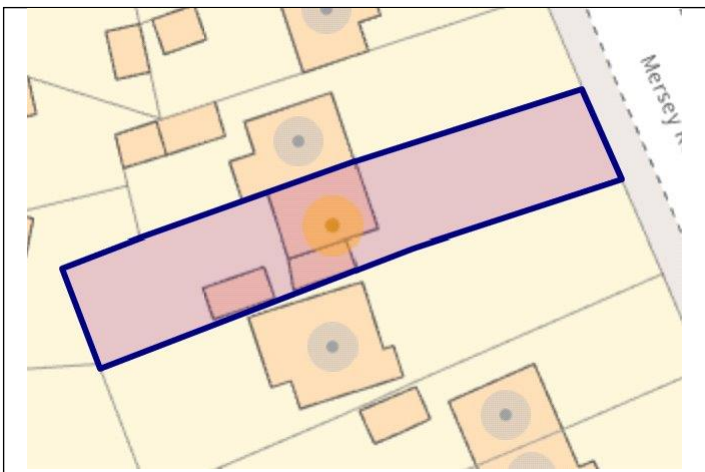
No Known Rights of Way

**AGENTS REF:** - CF/LS/RED240313/26032024

**Council Tax Band:** C      **Tenure:** Freehold

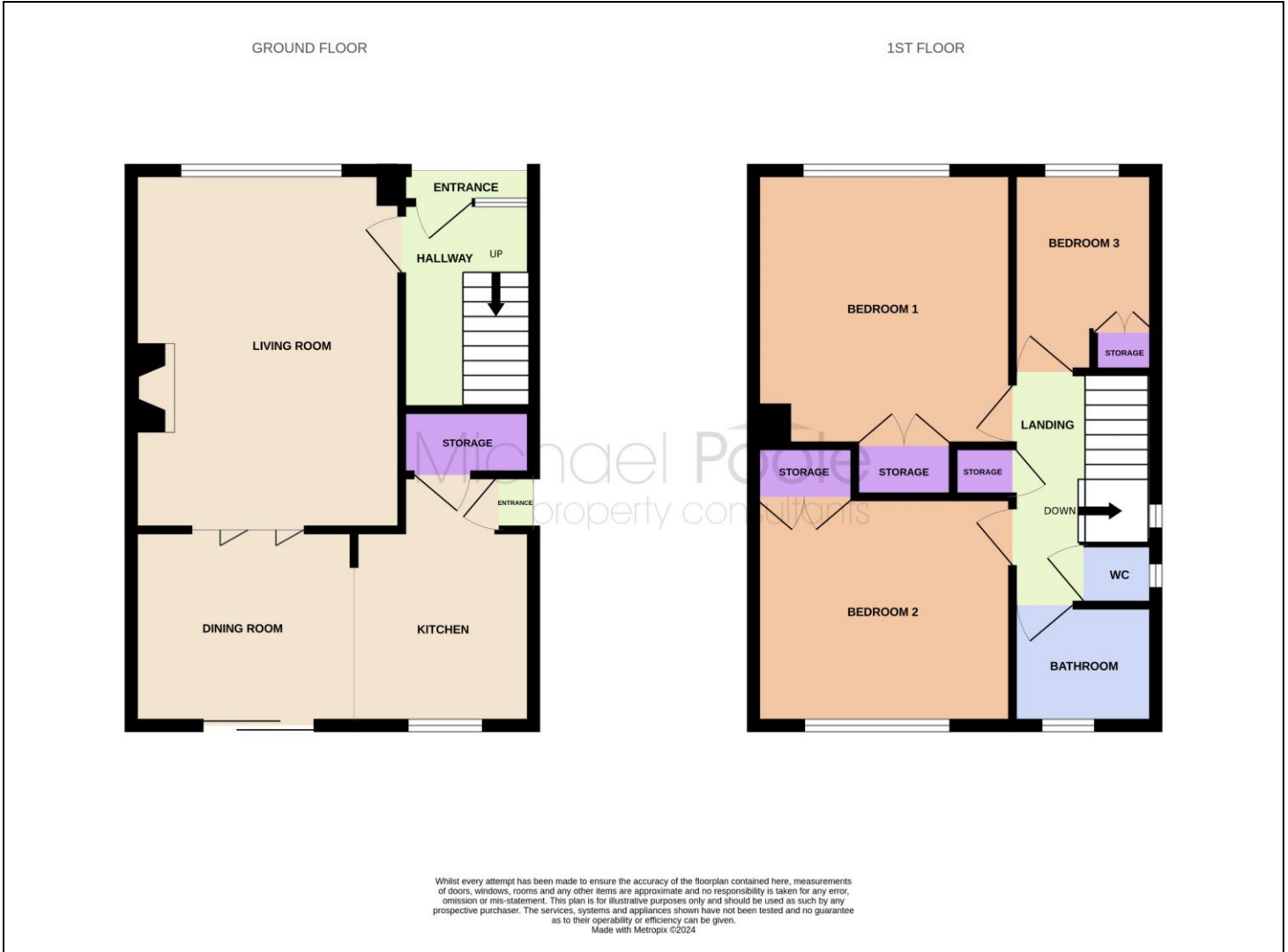
**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**

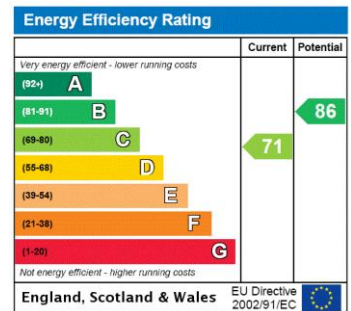


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