

49 Redcar Lane, Redcar

Guide Price £155,000

Michael Poole
SALES - LETTINGS - AUCTIONS

For Sale by Auction



49 Redcar Lane

Redcar

For Sale By Auction - This Spacious Semi Detached Property Offers Huge Scope For Future Development!

- Four bedroom semi detached house
- Popular redcar east location
- Spacious family home spanning over 1500 Sq. Ft
- Fantastic scope for development
- Upgraded bathroom
- Triple garage
- Gardens
- The sale and timescale of sale is subject to the grant of probate

49 Redcar Lane

Redcar

*** For Sale By Auction *** Taking Bids Now *** Option 2 ***
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Offered for sale via auction, this spacious semi-detached property offers huge scope for future development. Spanning over 1550 sq. ft, the property offers generous living inside and out. Brilliant for local amenities, school, transport links and the beach. Early viewings are encouraged to fully appreciate the scale and position of this family home.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

















Entrance Hall
5' 5" x 5' 0" (1.65m x 1.52m)
Part Glazed Upvc Entrance Door, Further Twin Oak Doors To The Hall.

Hall
5' 5" x 6' 5" (1.65m x 1.95m)
Staircase To The First Floor, Radiator, Twin Doors To The Lounge Diner, Pocket Door To The Family Room.

Lounge Diner
11' 9" x 26' 9" (3.58m x 8.15m)
Opens To 9.13m Into Bay A Fantastic Spacious Bay Windowed Room With Traditional Style Decoration, A Hardwood Fireplace With Free Standing Electric Fire, Radiator And Upvc Windows.

Family Room
10' 4" x 17' 11" (3.16m x 5.47m)
3.16m Narrowing To 1.46m X 5.47m Narrowing To 4.84m Part Oak Panelled Walls, Wall Mounted Electric Fire, Radiator And Upvc Window And Pocket Door To The Kitchen.

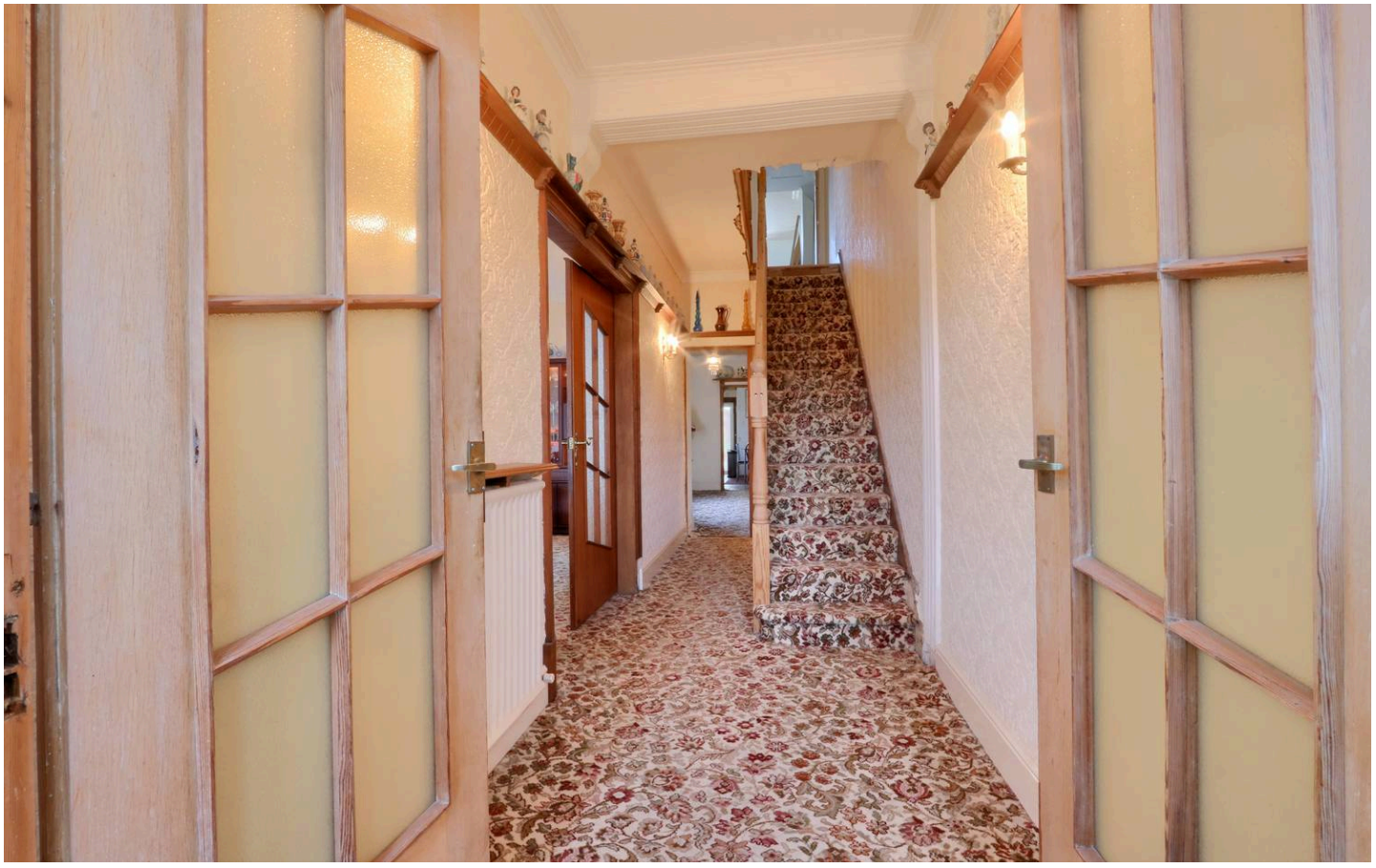
Kitchen
10' 7" x 16' 0" (3.23m x 4.88m)
A Traditional Style Fitted Kitchen With A Free Standing Rage Style Cooker, Plumbing For A Washing Machine, Fully Tiled Walls, Wall Mounted Recently Fitted Worcester Boiler, Tiled Flooring, Upvc Window And Access To The Lean To And WC.

WC
4' 11" x 4' 1" (1.50m x 1.25m)
Coloured Suite With Fully Tiled Walls And Flooring And Upvc Window.

Lean To
10' 6" x 7' 2" (3.21m x 2.19m)
Direct Access To The Rear Garden.

First Floor Landing

Landing
5' 5" x 20' 3" (1.65m x 6.17m)







First Floor

Landing
5' 5" x 20' 3" (1.65m x 6.17m)
Panelled Doors To All Rooms And Storage Cupboard.

Bedroom One
11' 8" x 13' 1" (3.55m x 3.99m)
A Spacious Room With Integrated Storage, Radiator And Upvc Window Overlooking The Rear Garden.

Bedroom Two
10' 4" x 13' 2" (3.16m x 4.01m)
3.16m x 4.01m Opens To 5.02m Into Bay A Bay Windowed Room With Fitted Wardrobe Storage, Radiator And Upvc Window.

Bedroom Three
10' 6" x 16' 4" (3.19m x 4.97m)
3.19m Narrowing To 0.9m X 4.97 Narrowing To 3.07m A Double Bedroom With Integrated Storage, Radiator And Upvc Window

Bedroom Four
6' 1" x 9' 11" (1.85m x 3.01m)
Single Room With Feature Wall And Natural Carpet, Radiator And Upvc Window.

Bathroom
7' 0" x 9' 7" (2.14m x 2.92m)
2.14m narrowing to 1.39m x 2.92m narrowing to 1.79m A Fantastic White Modern Suite With A Separate Thermostatic Shower With Rinser Attachment, Vanity Storage Unit, Fully Tiled Walls, Chrome Ladder Radiator, Upvc Clad Ceiling With Downlighters, Oak Laminate Flooring And Upvc Window.

EXTERNALLY

Garage 1
27' 9" x 17' 3" (8.47m x 5.25m)

Garage 2
10' 9" x 17' 3" (3.28m x 5.25m)
With Twin Remote Roller Doors With Power And







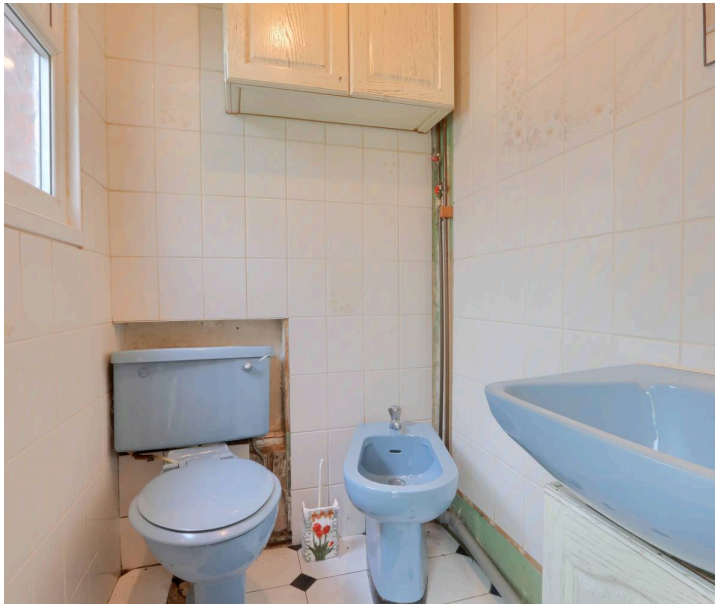
Garage 2
10' 9" x 17' 3" (3.28m x 5.25m)
With Twin Remote Roller Doors With Power And Lighting And Eves Storage. The Front Of The Property Is Paved With Boarder Planting And Gated Access To The Rear Garden. The Rear Garden Is Mainly Paved With Boarder Planting And Access To The Garage

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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.

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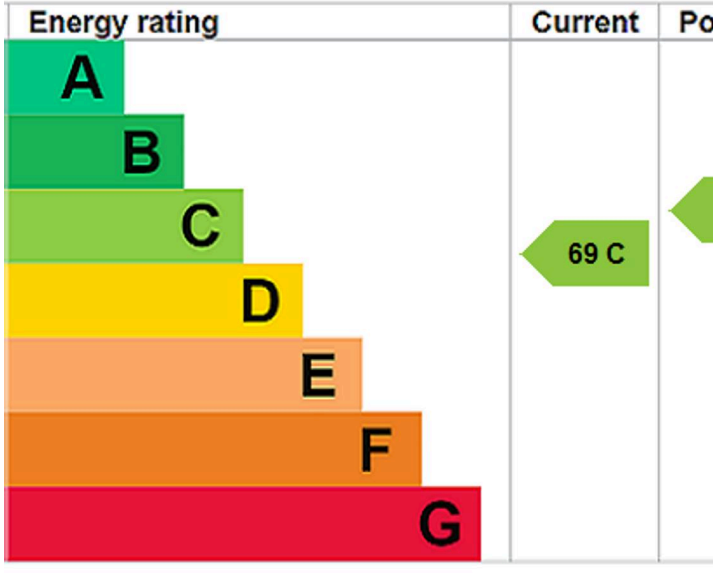






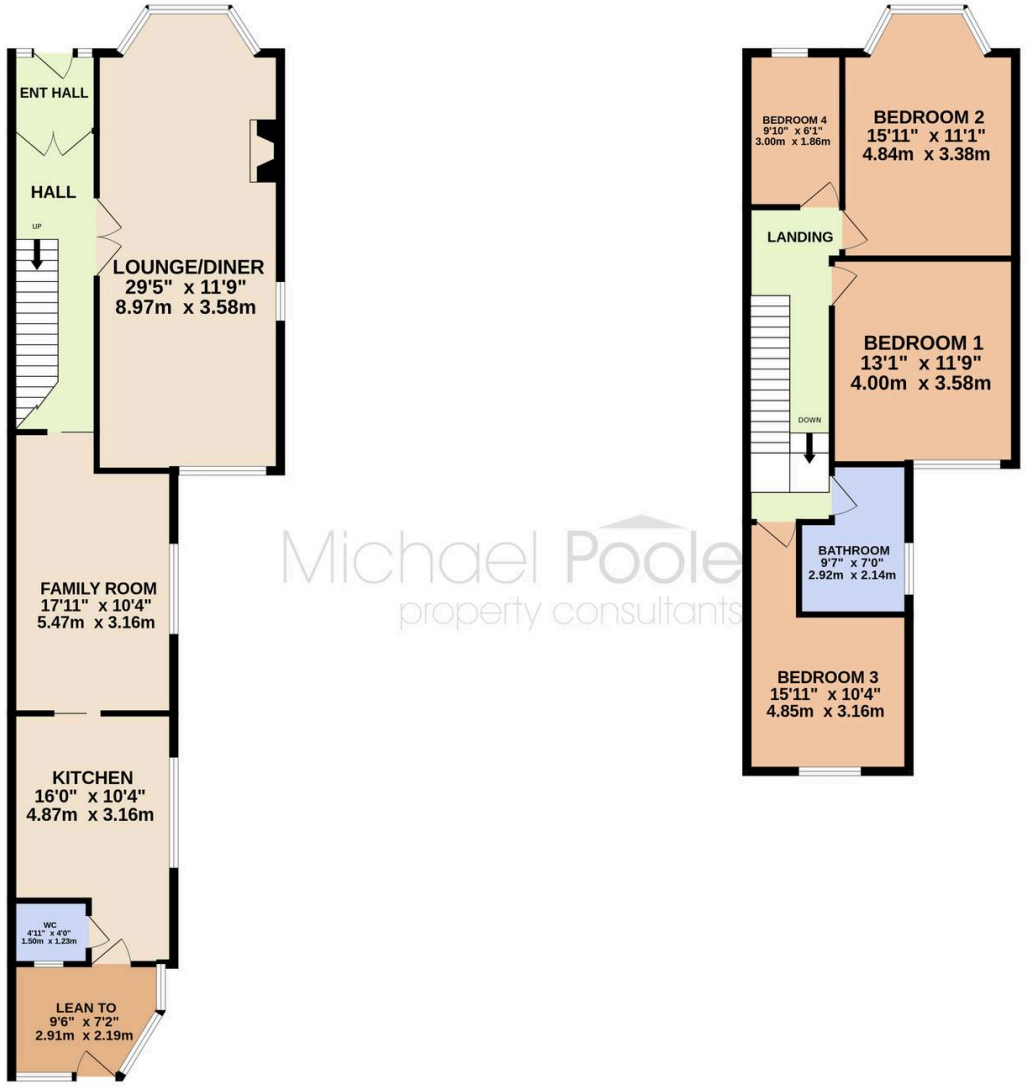





Energy rating
Current
Po
A
B
C
D
E
F
G
69 C

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



Michael Poole
property consultants

TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

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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