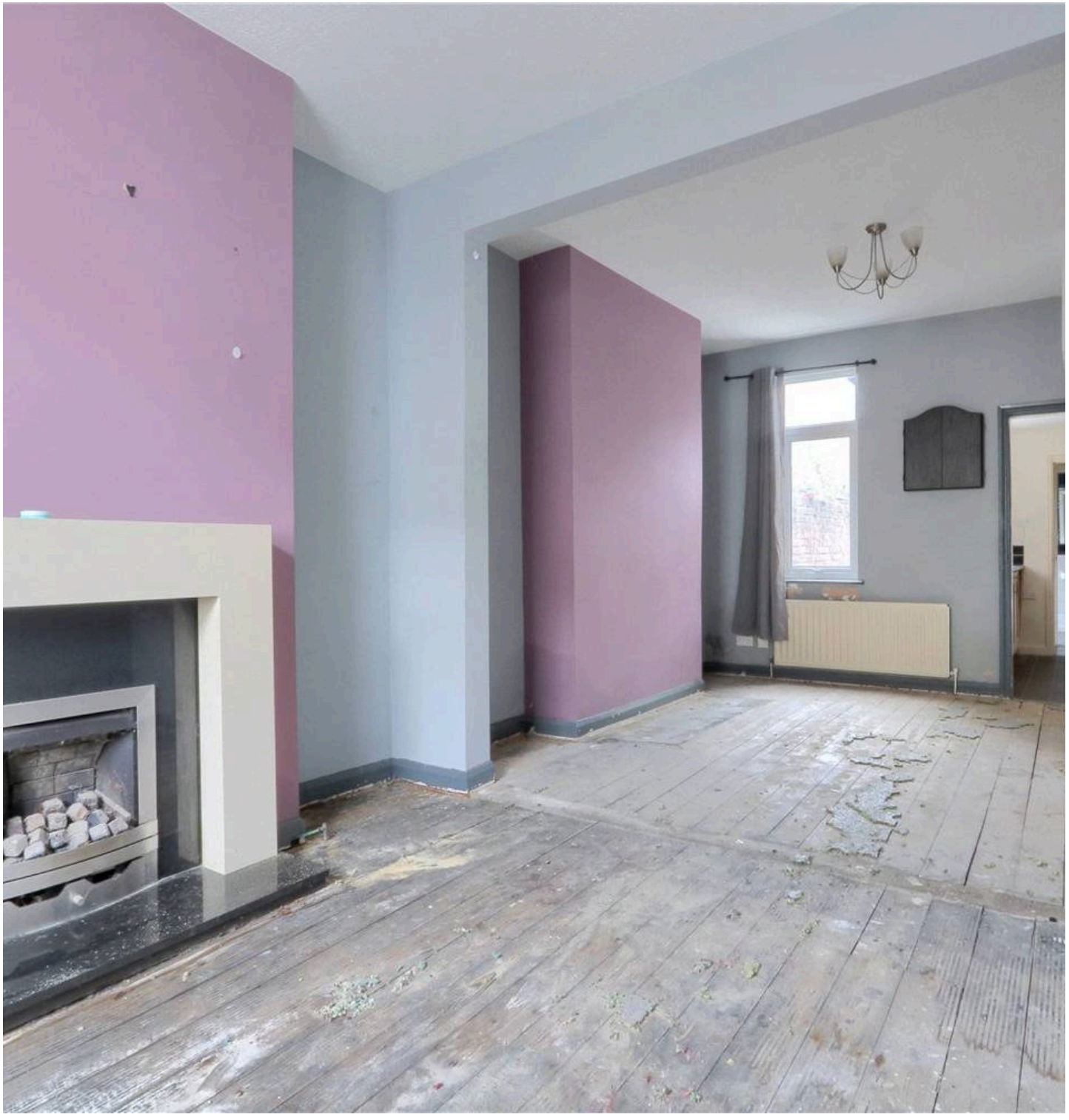


37 France Street, Redcar

Guide Price £57,000

Michael Poole
SALES - LETTINGS - AUCTIONS

For Sale by Auction



37 France Street

Redcar

For Sale By Auction - Offered for sale with no chain, this terraced home is ideal for a first time buyer or as a buy to let and is conveniently located within minutes of Redcar Town and beach.

- Terraced Property
- Two Double Bedrooms
- Popular Central Redcar Location
- Ideal for a Firat Time Buyer or Buy to Let
- Ground Floor Bathroom
- On Street Permit Parking
- Enclosed Yard
- No Chain Sale

37 France Street

Redcar

*** For Sale By Auction *** Taking Bids Now *** Option 2 ***
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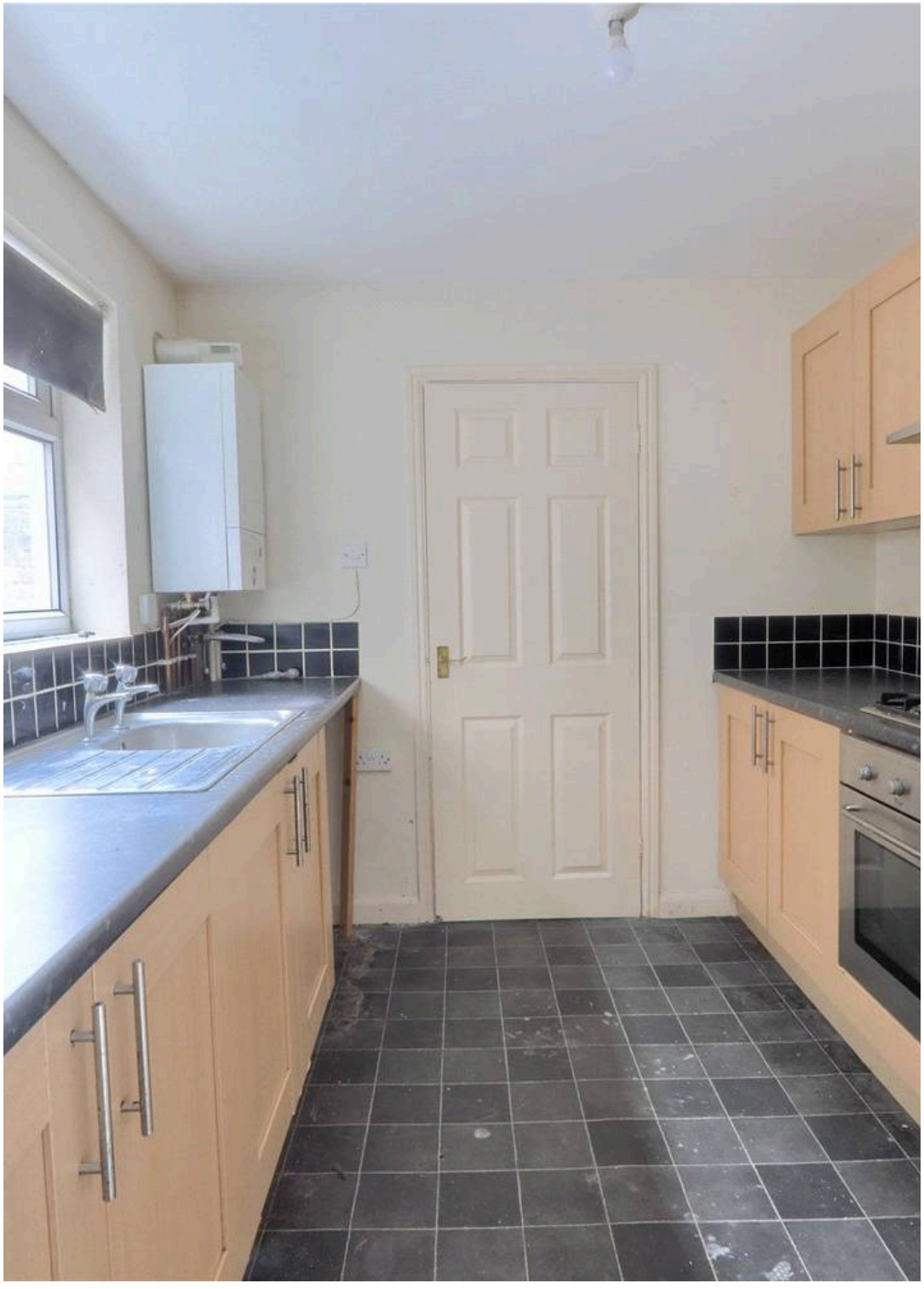
Offered for sale with no chain, this terraced home is ideal for a first time buyer or as a buy to let and is conveniently located within minutes of Redcar Town and beach.

Early viewing is advised.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



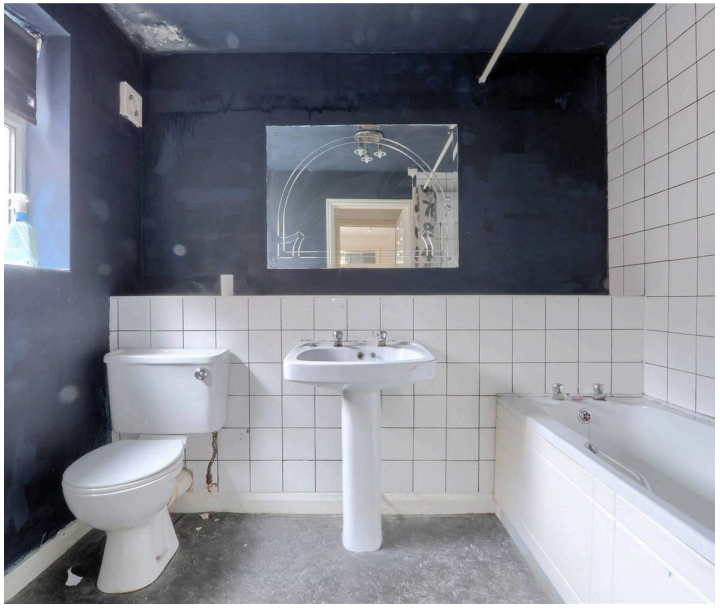


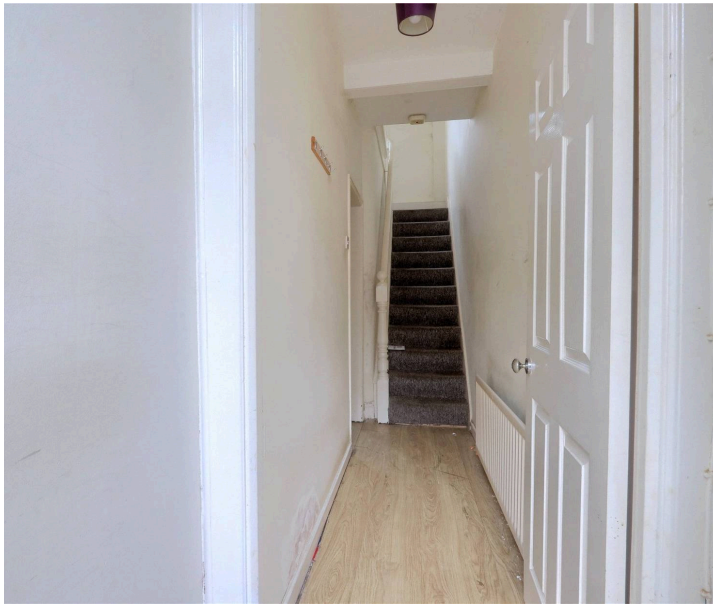












GROUND FLOOR

Entrance Hall 3' 1" x 3' 11" (0.95m x 1.19m)
Part glazed UPVC entrance door and further door to the hall.

Hall 3' 1" x 9' 7" (0.95m x 2.92m)
With staircase to the first floor, radiator, laminate flooring and door to the dining room and living room.

Living Room 10' 4" x 10' 4" (3.16m x 3.15m)
With wood fire surround with marble insert and living flame gas fire, radiator, UPVC window and opens through to the dining room.

Dining Room 10' 9" x 11' 7" (3.28m x 3.52m)
Open plan to the living room with radiator, under stairs storage cupboard, UPVC window and door to the kitchen.

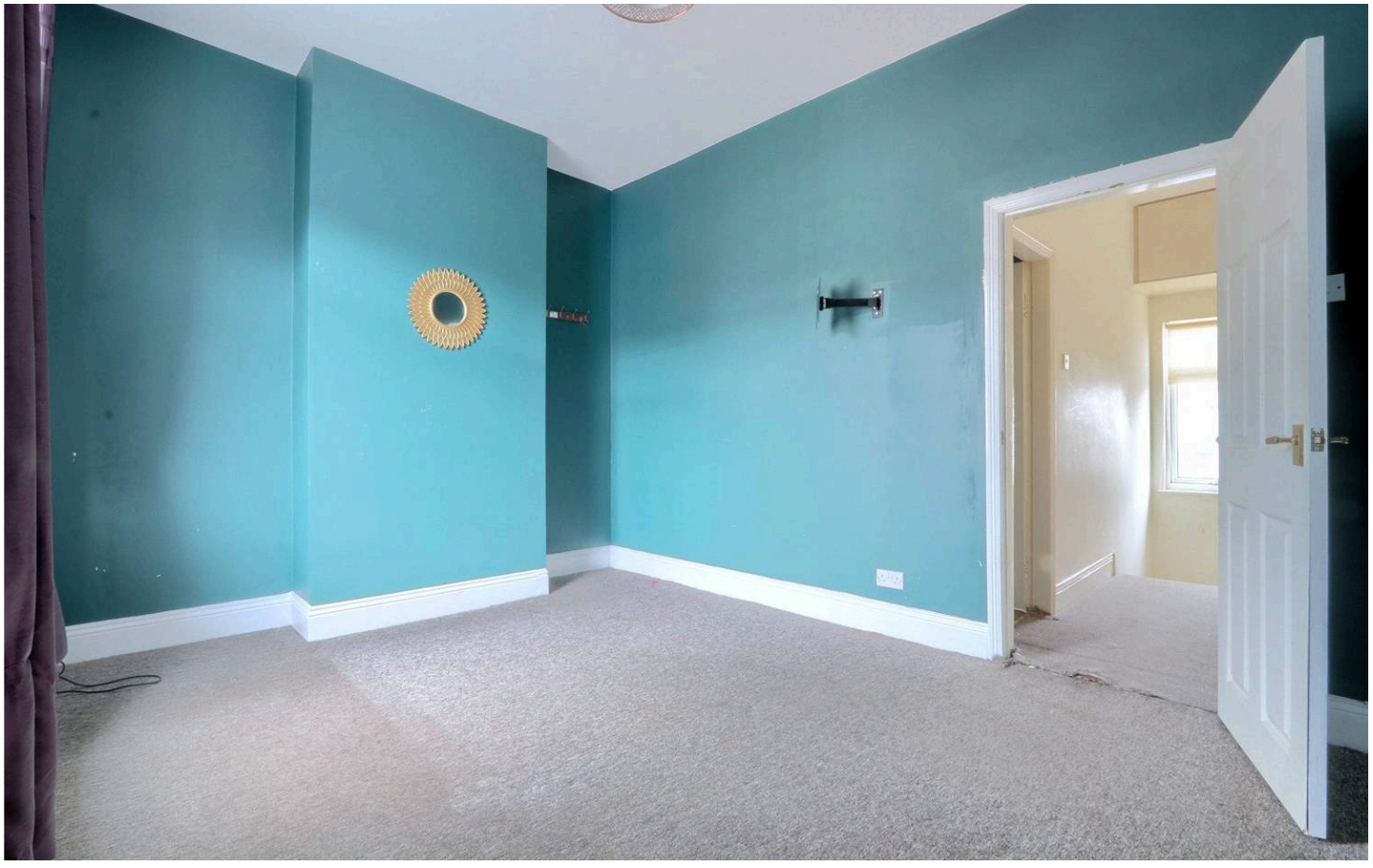
Kitchen 8' 2" x 9' 10" (2.49m x 3.00m)
A shaker style fitted kitchen with stainless steel handles and contrasting roll edge worktops and upstands. Integrated electric oven and gas hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, wall mounted combi boiler and UPVC window.

Bathroom 8' 2" x 6' 7" (2.49m x 2.00m)
A white suite with an over bath electric shower, extractor fan, part tiled walls, radiator, vinyl flooring and UPVC window.

FIRST FLOOR

Landing 5' 2" x 11' 7" (1.58m x 3.54m)
With panelled doors to all rooms, UPVC window and access to the loft space.

Bedroom One 14' 1" x 10' 5" (4.28m x 3.18m)
A spacious room with radiator and UPVC window.







Bedroom Two 8' 6" x 11' 7" (2.58m x 3.54m)
A double room with radiator and UPVC window.

EXTERNALLY

Yard
The front of the property benefits from resident permit on street parking and to the rear there is an enclosed yard area with gated access to the gated alleyway.

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.

Disclaimer
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.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

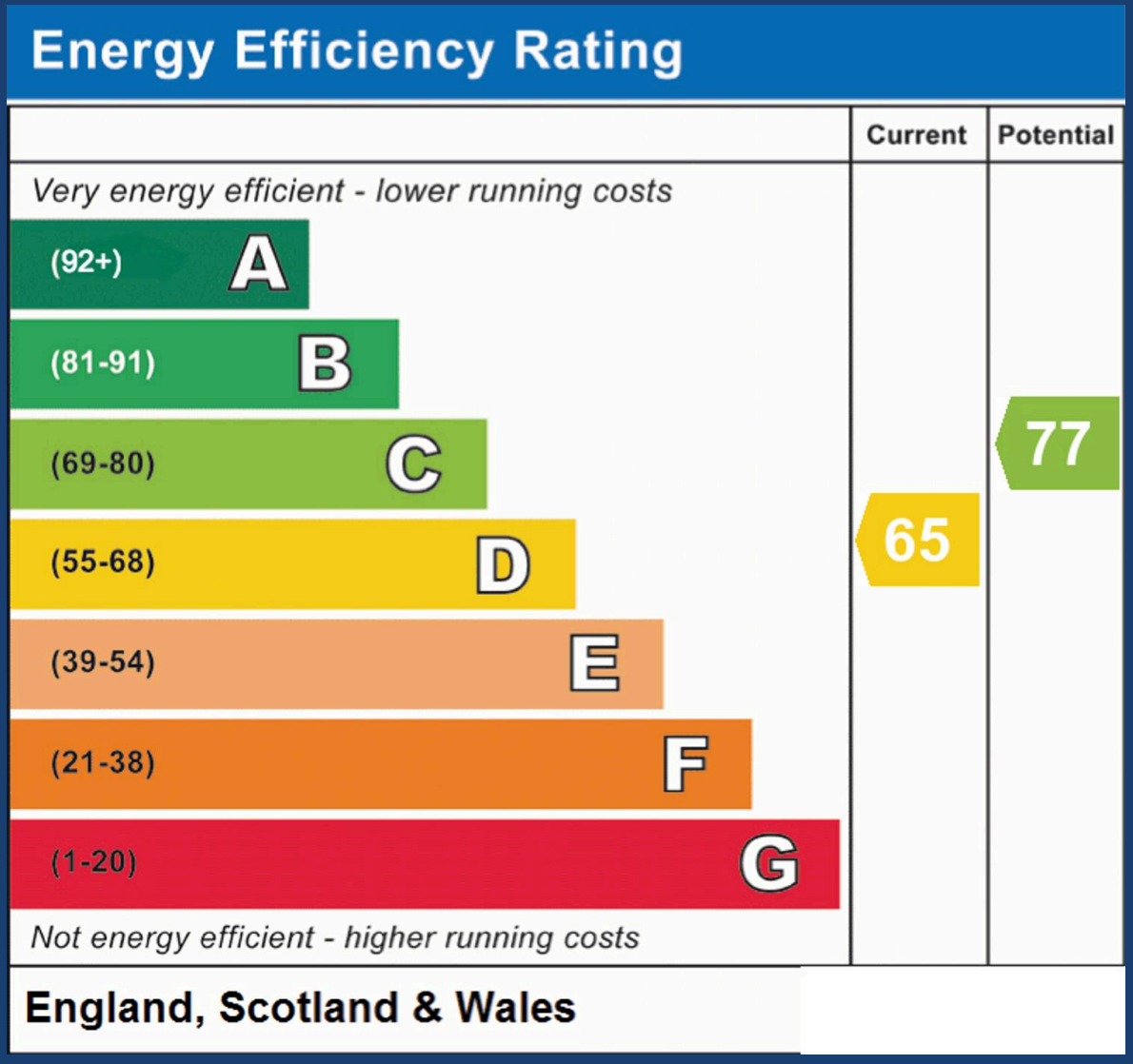


Michael Poole
property consultants

TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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