



**Redcar**  
Letting & Sales  
Company Ltd



**FOR  
SALE**



## **Coatham Road, Redcar, TS10**

- Investment Opportunity
- Gas Central Heating
- Renovation Required
- Spacious Property
- Parking At Rear

## **£95,000 Freehold**

- Roof Installed 10 Years Ago Approx.
- Double Glazing
- Planning Permission For Residential Dwelling
- Great Development Potential
- Best And Final Offers Only

# Coatham Road, Redcar, TS10

Redcar Letting & Sales are delighted to bring to the market this great and rarely available INVESTMENT OPPORTUNITY, which requires full renovation work. This property carries PLANNING PERMISSION to return the property back to a residential dwelling and plans are available upon request.

The property could also be converted and create TWO/THREE FLATS to maximise potential rental income.

Situated in a prime central location, facilities nearby include town centre shops and supermarkets all within walking distance. Redcar is connected to all major roads including the A66 and A174, providing easy access to Middlesbrough and the surrounding areas with the addition of Redcar Central train station within walking distance.

VIRTUAL VIEWING AVAILABLE: <https://view.ricohtours.com/4881944f-dd4f-420d-a3f1-61b80aa1cfdb>

BEST AND FINAL OFFERS will be reviewed on this property no later than 12 JULY 2021 so please submit these to us by email [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk).

**Entrance Porch** 6'6" x 4'7"  
Fuse box.

**Entrance Hall** 23'0" x 7'0"  
Radiator.

**Room 1 (Front)** 15'11" x 15'7"  
Three Radiators.

**Room 2 (Rear)** 4'7" x 4'2"  
Radiator.

**Room 3 (Rear)** 16'5" x 10'3"  
Radiator.

**Room 4 (Rear)** 10'3" x 8'3"

**Split Level Landing**

**Room 5 (Rear)** 7'5" x 6'0"  
Toilet. Sink.

**Room 6 (Rear)** 12'0" x 10'3"  
Radiator. Boiler.

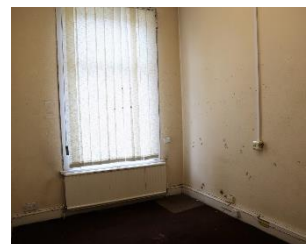
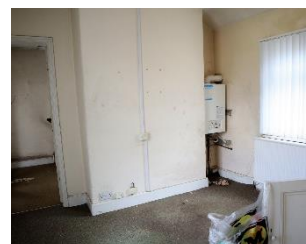
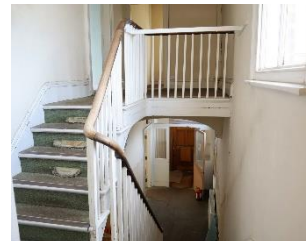
**Room 7 (Rear)** 10'3" x 6'7"  
Radiator.

**Room 8 (Rear)** 15'8" x 13'7"  
Radiator.

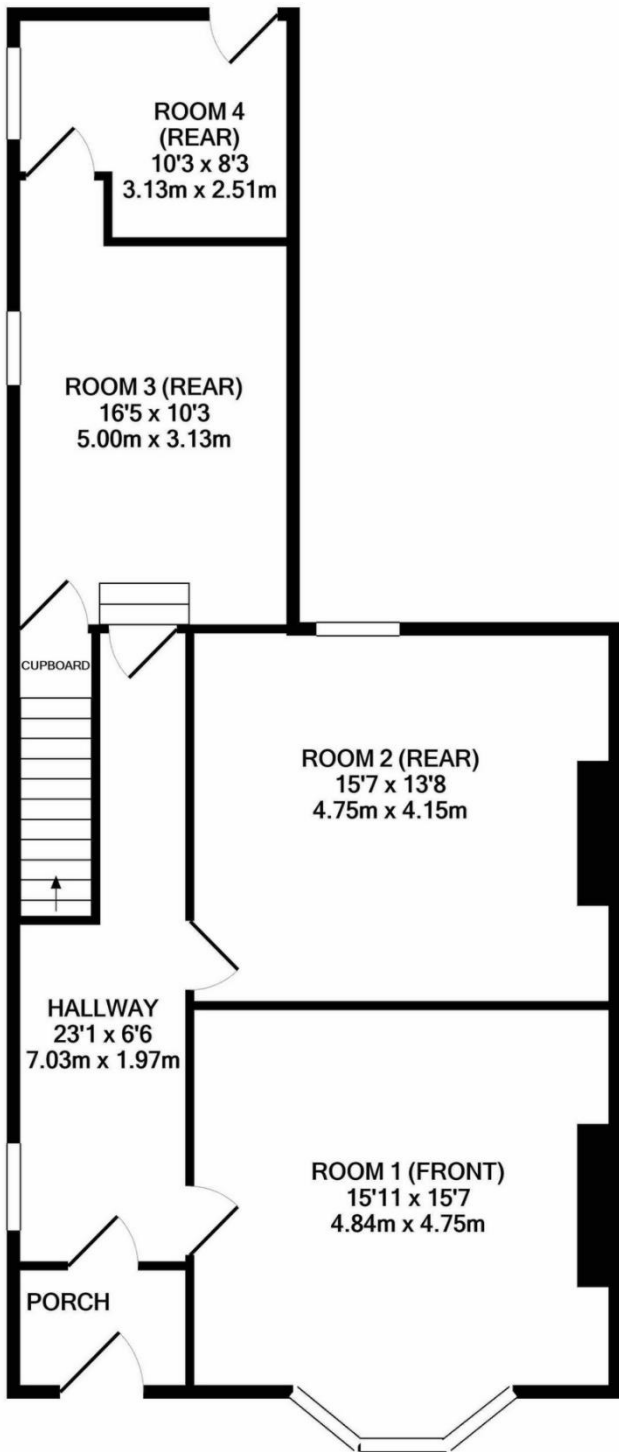
**Room 9 (Front)** 9'9" x 7'6"  
Radiator.

**Room 10 (Front)** 14'7" x 11'8"  
Three Radiators.

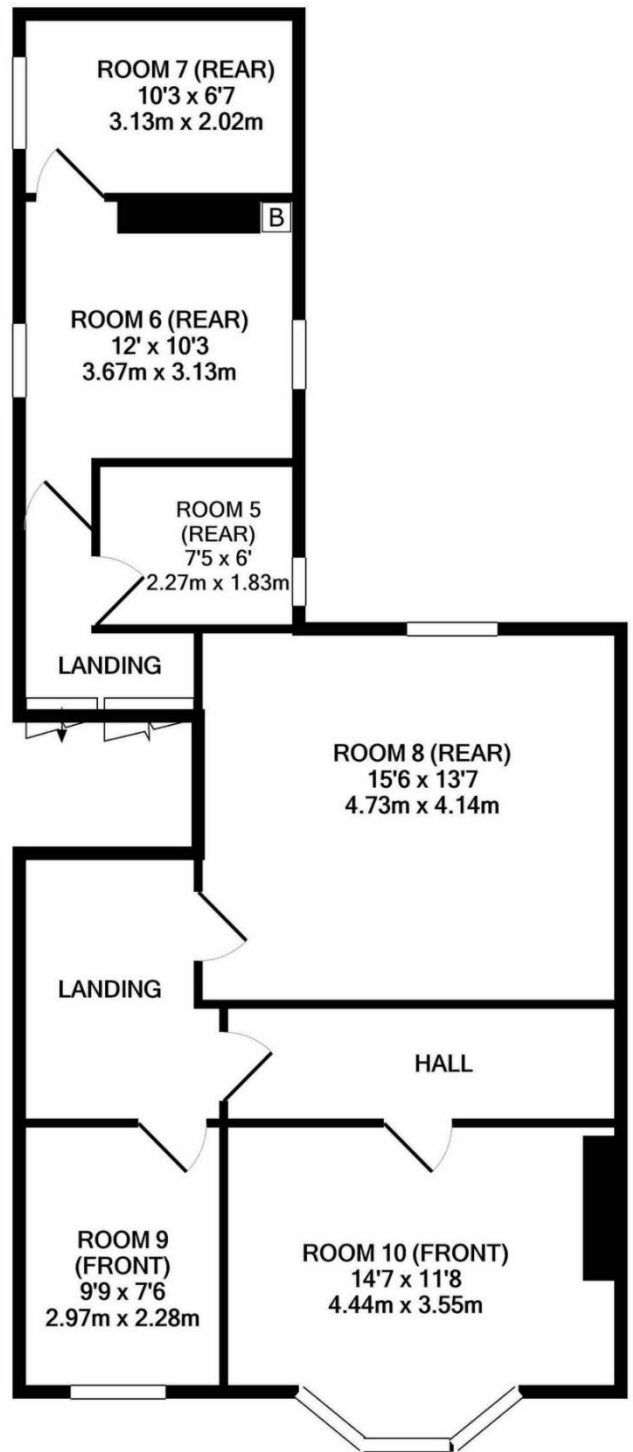
**Rear Yard**  
Large secure gated rear yard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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