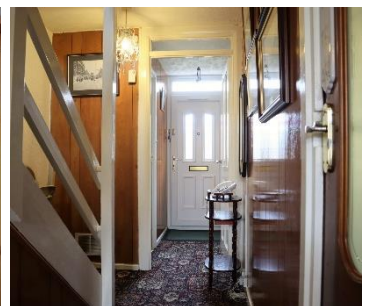




**Redcar**  
Letting & Sales  
Company Ltd



**FOR  
SALE**



## Broxa Close, Redcar, TS10

- Investment Opportunity
- Three Bedrooms
- Living Room
- Separate W/C
- Warm Air Flow Heating

**£69,995 Freehold**

- Ideal For The First Time Buyer
- Bathroom
- Dining Room
- UPVC Double Glazed
- Overlooking West Dyke Road

# Broxa Close, Redcar, TS10

Redcar Letting & Sales are delighted to bring to the market this THREE bedroom mid terraced property which faces directly onto West Dyke Road and situated in a popular area of Redcar. This property will likely make a great INVESTMENT for any Landlord wishing to add to their portfolio or would make an ideal home for the FIRST TIME BUYER. This property briefly comprises of; entrance porch, entrance hall, downstairs W/C, lounge, dining room, kitchen, 3 bedrooms, family bathroom. Externally; low maintenance front and rear gardens, parking to rear of property.

## Entrance Porch 5'1" x 3'8"

Gloss Wood Panelling. Carpeted. UPVC Front Door. W/C Off.

## W/C 5'1" x 2'7"

Toilet. Sink. Chrome Toilet Roll Holder. Cream Tiled Flooring. Green Tiling Around Sink. Chrome Towel Holder.

## Entrance Hall 11'0" x 6'5"

Gloss Wood Panelling. Carpeted. Smoke Detector. Under Stairs Storage. Storage Cupboard.

## Living Room 14'8" x 11'8"

Carpeted. Blinds. BT Point. Feature Fireplace With Electric Fire. Gloss Wood Panelling. UPVC Double Glazed.

## Kitchen 8'11" x 8'3"

Fitted Kitchen Base And Wall Mounted Units. Beko Washing Machine. Matsui Microwave. Cascade 50 Freestanding Oven And Hob. Hotpoint Dryer. Fridgemaster Fridge/Freezer. Cream Marble Effect Worktop. Roller blind. Stainless Steel Sink. Partial Wood Panelling To Lower Walls. Cream Tiled Floor. UPVC Double Glazed Window.

## Dining Room 10'3" x 9'0"

Wood Panelling To Lower Walls. Carpeted. UPVC Door. UPVC Double Glazed Window. Blinds.

## Landing

Access To Attic. Carpeted. Storage Cupboard Housing A Johnson And Starling High Speed J32 Warm Air Heating System And Water Tank - Serviced.

## Bathroom 5'6" x 6'1"

Gloss Wood Flooring. Fully Tiled. White Toilet. White Sink. Cream Bath With Wooden Side Panel. Roller blind. Pull Cord For Light. Pull Cord For Shower. Wall Mounted Redring Shower. Wall Mounted Bathroom Cabinet. Chrome Towel Holder. Chrome Toilet Roll Holder.

## Master Bedroom 12'8" x 10'5"

Carpeted. Blinds. UPVC Double Glazed Window.

## Bedroom 2 12'1" x 9'4"

Carpeted. Blinds. UPVC Double Glazed Window. Storage With Sliding Mirrored Doors.

## Bedroom 3 10'0" x 7'5"

Carpeted. Blinds. UPVC Double Glazed Window.

## Rear Yard

Enclosed Rear Yard. Parking To Rear. Outbuilding.

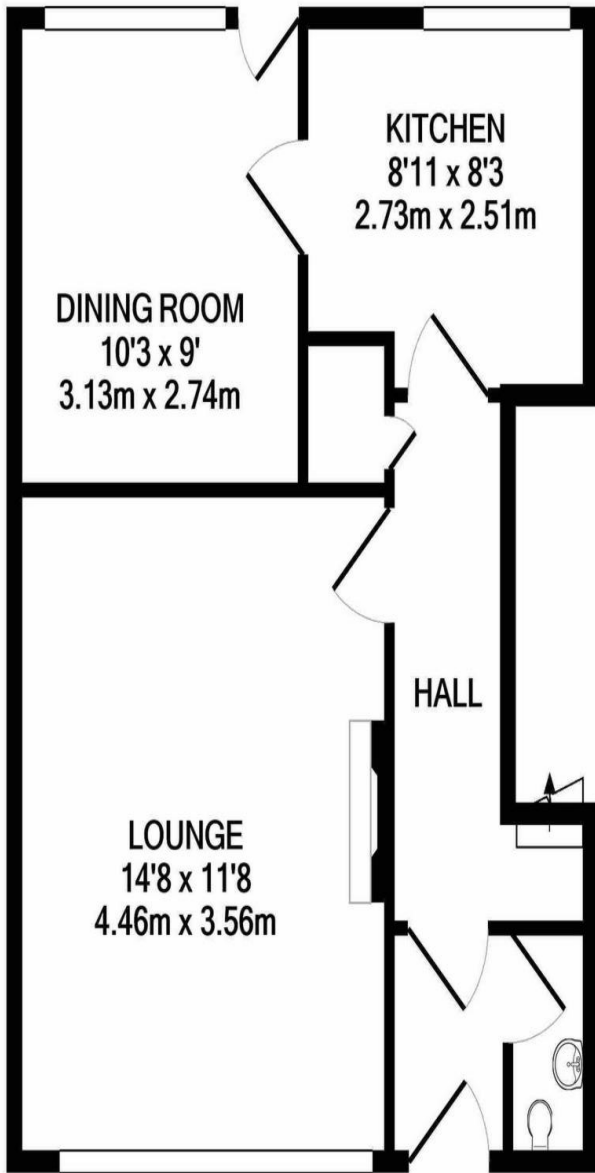
## Front

Enclosed And Low Maintenance. Views Onto West Dyke Road. Public Parking Bays To Front.

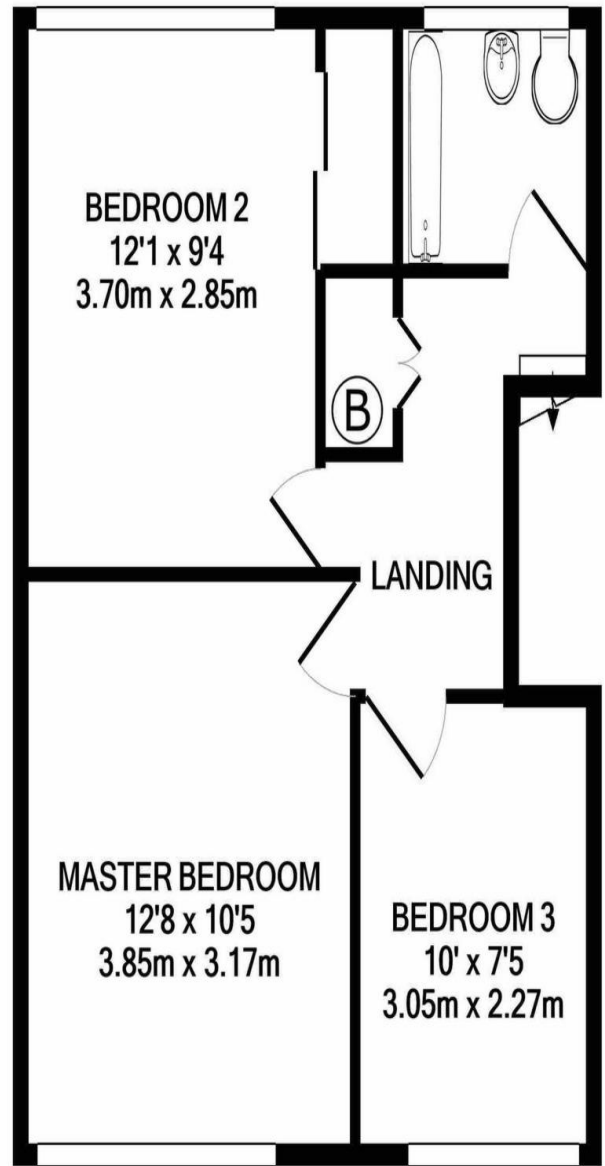


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)

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

Made with Metropix ©2021

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.