

**£72,500**

**Lawrence Street, Redcar, TS10**



- Lounge
- Dining Room
- Kitchen
- Downstairs Bathroom
- Rear Yard
- Two Bedrooms
- Gas Central Heating
- Close To Town Centre
- Close To Redcar Train Station

We are delighted to welcome to the market this two bedroom terraced property situated on Lawrence Street, Redcar

This property has been a long term family home and is offered for sale with the benefit of NO ONWARD CHAIN.

It would be most suited to an INVESTOR or FIRST TIME BUYER.

Inevitably there are some upgrades that will be required however you could certainly move into this property and add your own stamp as you go. It may even be suitable as a holiday home for someone looking to enjoy the seaside.

This property is situated within easy walking distance to Tesco Supermarket, the Town Centre, Redcar Train Station and offers on street permit parking.

Briefly the accommodation comprises; Entrance Lobby, Lounge, Dining Room, Kitchen, Two Bedrooms, Downstairs Bathroom, Rear Yard.

Viewings are strictly via the Agent or why not take a tour now using our 360 virtual tour:  
<https://view.ricoh360.com/23a92687-4aa3-495c-8598-c688698fbe00>

# Lawrence Street, Redcar, TS10

## Entrance Lobby

3'0" x 3'2" (0.91m x 0.97m)

Carpeted. Door leading to lounge.

## Living Room

13'9" x 14'0" (4.19m x 4.27m)

Carpeted. Radiator. Pendant light. Gas fire. Stone fireplace. Sliding double doors leading to dining room. NTL phone points and gas meter.

## Dining Room

10'8" x 9'2" (3.25m x 2.79m)

Carpeted. Radiator. Pendant light. Understairs cupboard with electric meter, consumer unit and heating timer. Stairs off. Door leading to kitchen.

## Kitchen

6'11" x 10'3" (2.11m x 3.12m)

Laminate flooring. Radiator. Boiler. Stainless steel sink, taps and drainer. Pine effect worktops. Base and wall mounted units. Strip light. Gas supply for cooker. Plumbing for washing machine. Door leading to Hallway.

## Hallway

6'5" x 2'6" (1.96m x 0.76m)

Laminate flooring. Storage. Doors leading to kitchen, bathroom and rear yard.

## Bathroom

6'4" x 8'0" (1.93m x 2.44m)

Laminate flooring. Pendant light. Radiator. Pink bathroom suite comprising; bath with wooden side panel, vanity sink unit, toilet. Extractor fan. Partially tiled walls. Electric wall heater.

## Rear Yard

Paved. Wooden gate leading to alleyway.

## Stairway

Carpeted. Pendant light. Loft access.

## Bedroom 1 (Front)

13'4" x 11'9" (4.06m x 3.58m)

Carpeted. Radiator. Pendant light. Sink with vanity unit. BT point.

## Bedroom 2 (Rear)

10'5" x 11'5" (3.18m x 3.48m)

Carpeted. Radiator. Pendant light. Storage cupboard.





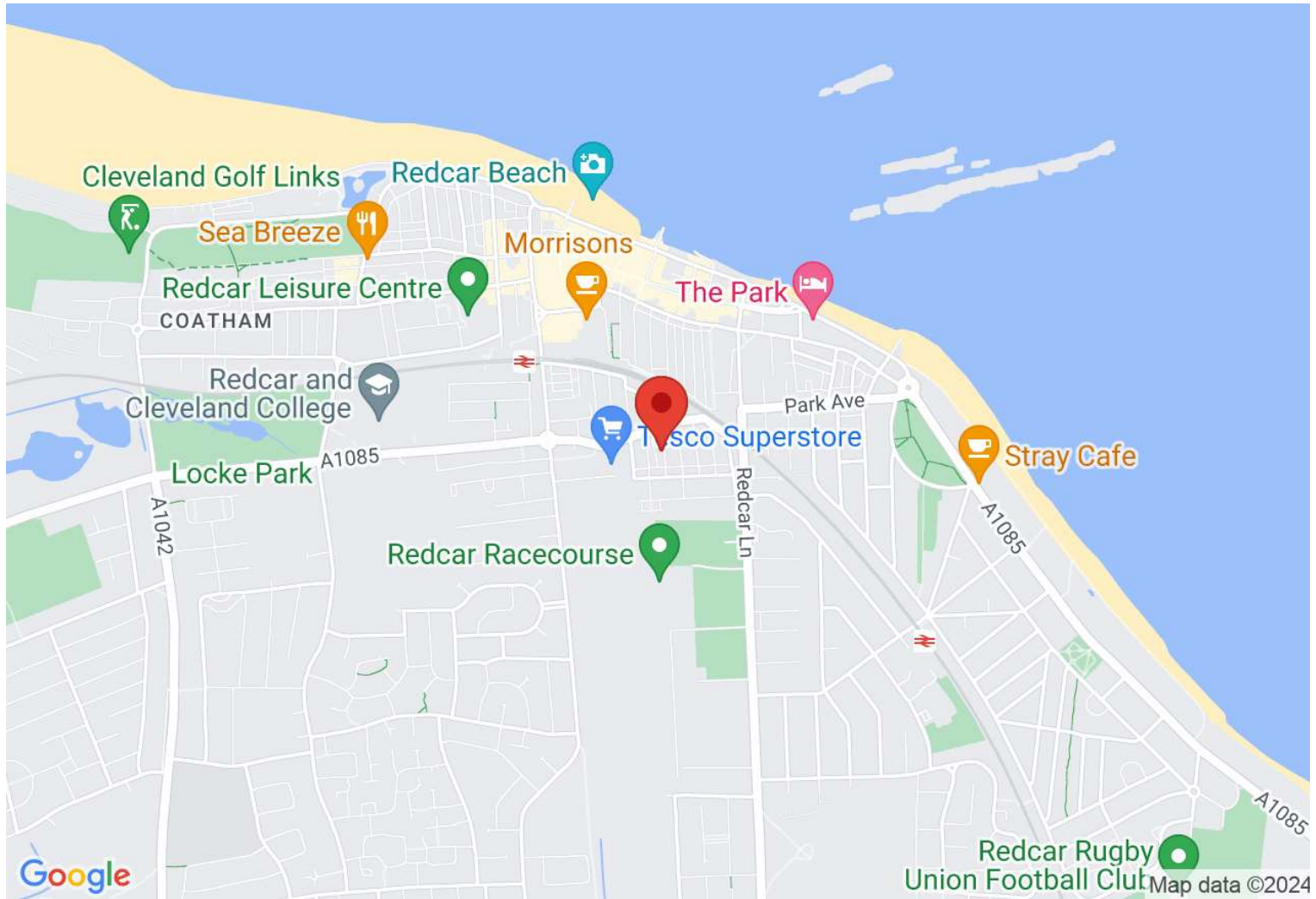






## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER REDCAR LETTINGS & SALES COMPANY LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.