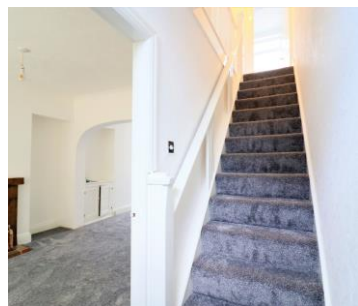




**Redcar**  
Letting & Sales  
Company Ltd



**FOR  
SALE**



**Laburnum Road, Redcar, TS10**

**£115,000 Freehold**

- Entrance Hallway
- Lounge
- Three Bedrooms
- Redcar East Location
- EPC Rated: C

- Kitchen
- Bathroom
- Loft Room
- No Onward Chain
- Council Tax Band: A

# Laburnum Road, Redcar, TS10

We are delighted to welcome to the market this three bedroom mid terraced property situated on Laburnum Road, Redcar. This property would be perfect for a FIRST TIME BUYER or INVESTOR looking to expand their portfolio. Until recently this property was let at £625PCM and there is still room to increase the rent in line with the current market. Situated in a highly sought after 'Redcar East' location this property is offered for sale with the benefit of NO ONWARD CHAIN. This property briefly comprises; Entrance Hallway, Kitchen, Lounge, Dining Room, Bathroom, Three Bedrooms, Loft Room, Rear Yard, Driveway. EPC Rated: C Council Tax Band: A Tenure: Freehold All viewings are strictly VIA an appointment with the Agent. Virtual Tour: <https://view.ricoh360.com/f16533cb-00f6-4bb3-82fa-ff28f9148a0b>

## Entrance Hallway 9'6" x 12'2"

Carpeted. Radiator. Pendant light. Coat rail.

## Open Plan Lounge/Dining Room 14'2" x 24'0"

Blinds. Carpeted. Two radiators. Wood burner fire and surround. TV point. Virgin media socket. Small storage cupboard. Understairs cupboard housing the gas meter.

## Kitchen 6'9" x 11'2"

Tiled flooring. Radiator. White base and wall units. Blue laminate worktop. Gas hob/electric oven. Stainless steel sink and mixer tap. Worcester boiler. Spotlights. Plumbed for washer. Partially tiled.

## Stairs/Landing

Carpeted. Loft access. Smoke detector.

## Bathroom 5'5" x 5'9"

Vinyl flooring. White toilet. White sink with mixer tap. White bath with mixer tap and shower head. Shower over bath. Stainless steel heated towel rail. Partially tiled. Spotlights.

## Bedroom 1 (Front) 8'4" x 12'1"

Carpeted. Radiator. TV point. NTL point.

## Bedroom 2 (Rear) 8'5" x 10'10"

Carpeted. Radiator.

## Bedroom 3 (Front) 5'4" x 6'9"

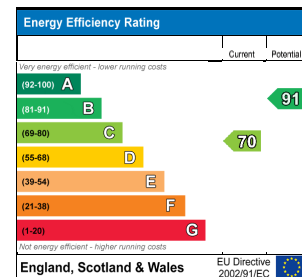
Carpeted. Radiator.

## Loft Room 12'7" x 10'5"

Carpeted. Spotlights. Radiator. BT phone points.

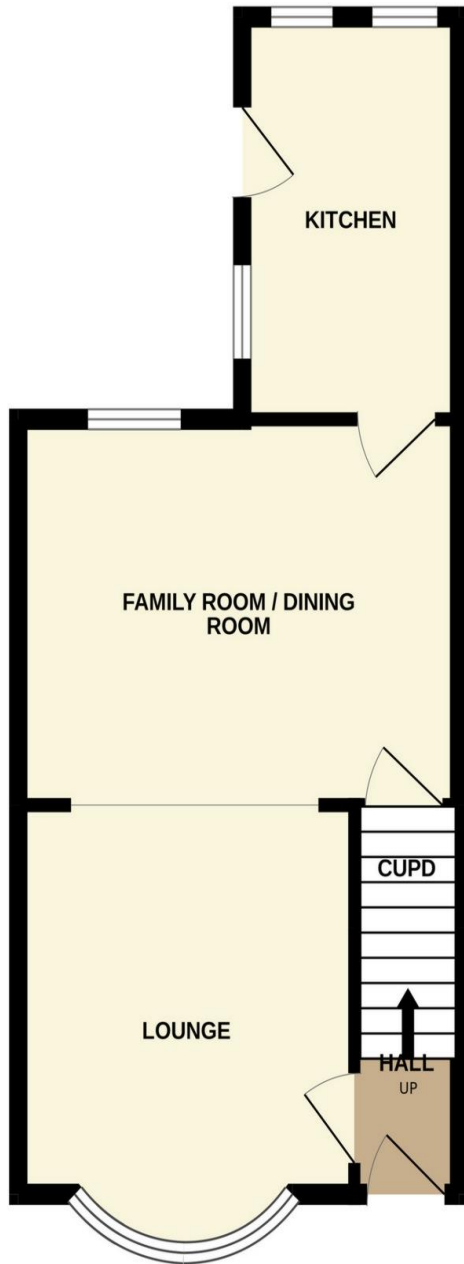
## Rear Yard

Enclosed. Part paved/gravel.

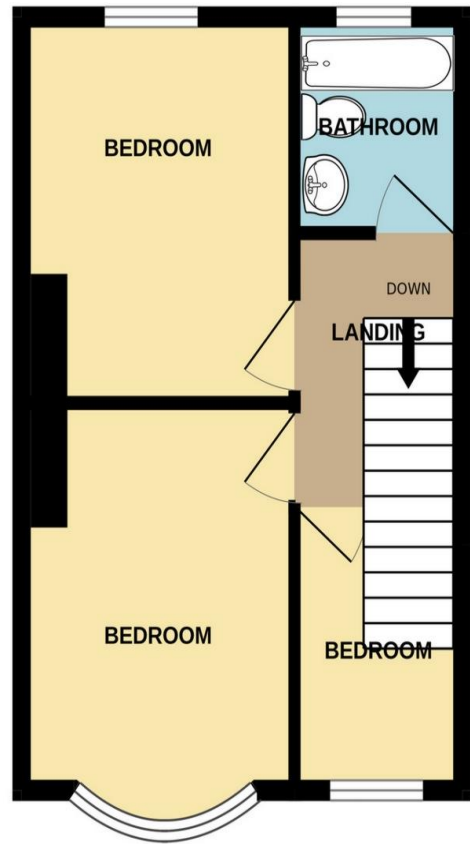




GROUND FLOOR



1ST FLOOR



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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