

**£95,000**

**Grinkle Road, Dormanstown, TS10**



- Entrance Hallway
- Lounge/Dining Room
- Kitchen

- Garden Room
- Three Bedrooms
- Bathroom

- Rear Garden - Driveway
- Chain Free
- EPC Rated: C

This three bedroom semi-detached property offered for sale with NO ONWARD CHAIN offers fantastic potential for investors or first-time buyers.

Requiring refurbishment throughout, it presents an excellent opportunity to create a modern family home tailored to your taste.

## Key Features

- Entrance hallway
- Open-plan lounge and dining room – ideal for family living
- Kitchen with access to garden room
- Three bedrooms and bathroom
- Convenient downstairs toilet
- Large enclosed rear garden – perfect for children or entertaining
- Driveway providing off-street parking

## Location Highlights

- Close to local schools, shops, and bus routes
- Excellent access to major road links
- Situated in a popular residential area, ideal for families

## Why Buy This Property

- Affordable entry point into the Redcar market
- Opportunity to move in and renovate at your own pace
- Strong potential for capital growth once refurbished

# Grinkle Road, Dormanstown, TS10

## Entrance Hallway

Wooden flooring. Radiator.

## Lounge

13'2" x 12'5" (4.01m x 3.78m)

Carpeted. Feature fireplace with electric fire. Blinds. Wall lights. Radiator. Bay window. Ceiling fan light. Open plan into dining room.

## Dining Room

11'2" x 7'9" (3.40m x 2.36m)

Carpeted. Radiator. Blinds. Toilet/Storage off. Kitchen off.

## Lobby

Carpeted. Gas meter. Electric meter. DB board. Main combi boiler.

## Downstairs Toilet

Carpeted. Toilet. Wash hand basin. Radiator. Extractor.

## Kitchen

8'2" x 9'3" (2.49m x 2.82m)

Carpeted. Base and wall units. Freestanding electric oven. Extractor hood. One and a half bowl sink. Plumbed for washer. Venetian blinds. Garden room off.

## Garden Room

6'1" x 9'4" (1.85m x 2.84m)

Carpeted. French patio doors to rear garden.

## Stairs & Landing

Split level landing. Carpeted. Roller blind. Loft access.

## Bathroom

7'2" x 4'5" (2.18m x 1.35m)

Carpeted. Pedestal sink. Toilet. Bath. Electric shower.

## Bedroom 1

10'3" x 11'2" (3.12m x 3.40m)

Carpeted. Bay window. Radiator. Blinds.

## Bedroom 2

9'0" x 9'1" (2.74m x 2.77m)

Carpeted. Radiator. Blinds.

## Bedroom 3

5'7" x 8'5" (1.70m x 2.57m)

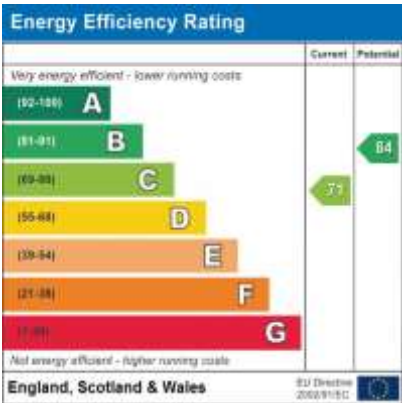
Carpeted. Radiator. Blinds.

## Garden

Mainly laid to lawn. Patio area. Established shrub borders. Fully enclosed. Two sheds. Side access.

## Front

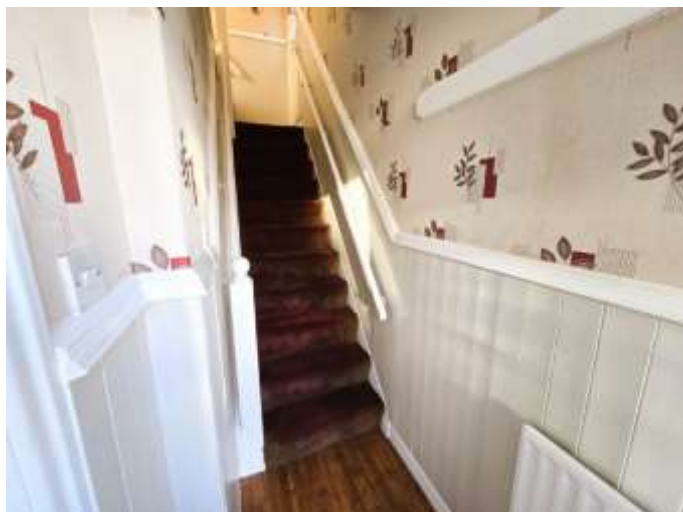
Driveway.

















GROUND FLOOR



1ST FLOOR

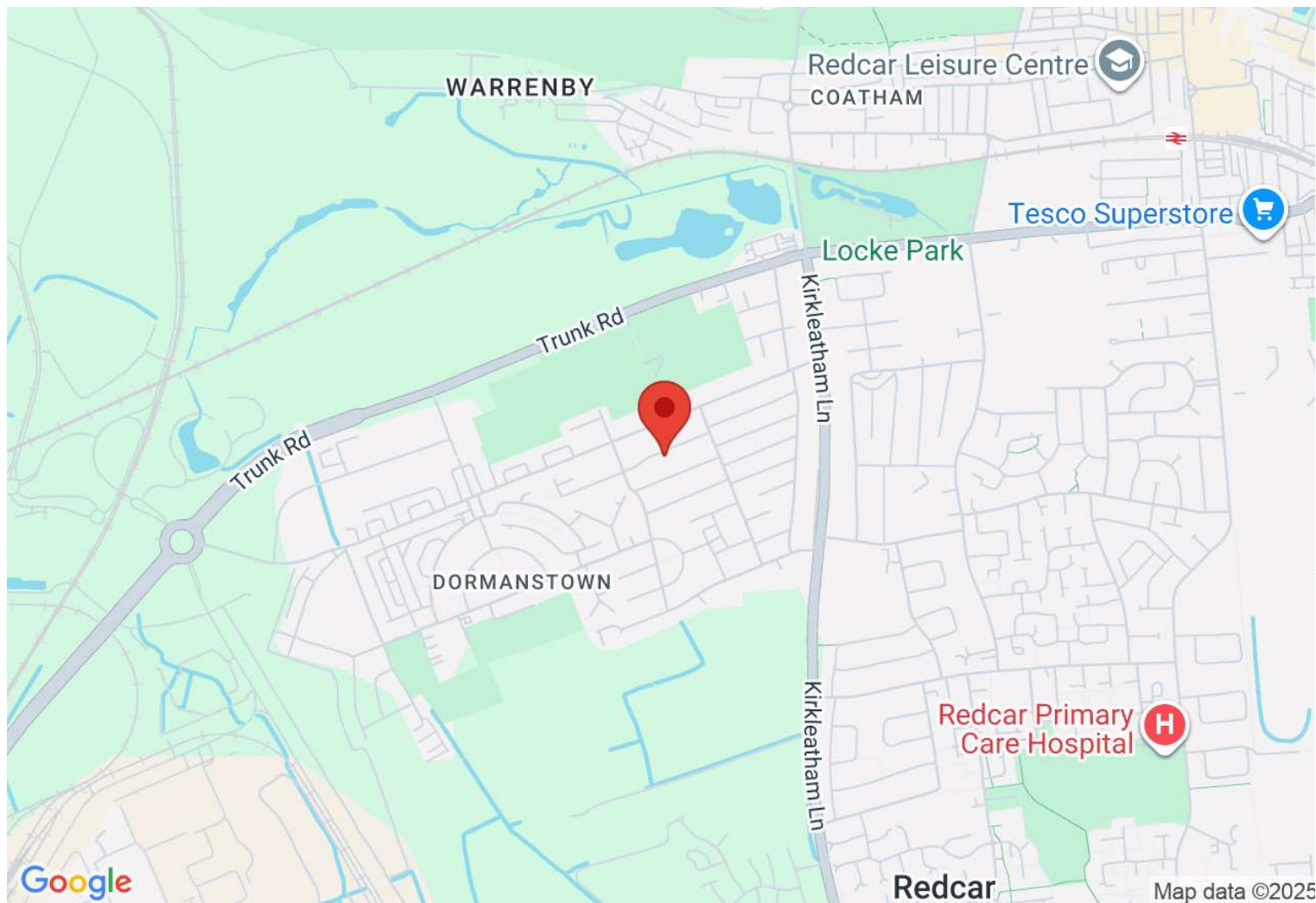


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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)

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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.

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