



West Dyke Road, Redcar, TS10 4JH

welcome to

West Dyke Road, Redcar

Located in the popular TS10 area, this inviting family home offers excellent space and flexibility throughout.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Enter through porch into hallway, staircase to first floor, UPVC double glazed frosted window to side, radiator, access to downstairs W/C, under stair storage cupboard.

Downstairs W/C

Toilet, wash hand basin, UPVC double glazed window.

Living Room

13' 9" excl chimney breast x 12' 11" excl bay (4.19m excl chimney breast x 3.94m excl bay)
UPVC double glazed bay window, radiator, hard wood flooring.

Conservatory

11' 10" x 21' 4" (3.61m x 6.50m)
UPVC double glazed windows and patio doors leading to rear, radiator.

Kitchen

8' 11" x 17' 4" (2.72m x 5.28m)
UPVC double glazed windows to side, radiator, fitted kitchen, recess for washing machine, integral dishwasher, integral dual oven, five ring gas hob, extractor fan, 1 1/2 bowl sink with draining board, boiler.

Landing

UPVC double glazed window to side.

Bedroom 1

12' 11" excl bay x 10' 3" excl wardrobes (3.94m excl bay x 3.12m excl wardrobes)
UPVC double glazed bay window, radiator, fitted wardrobes.





Bedroom 2

12' 3" x 8' 4" (3.73m x 2.54m)

UPVC double glazed windows to rear, radiator, built in storage cupboard.

Bedroom 3

8' x 8' 11" (2.44m x 2.72m)

UPVC double glazed window to front, radiator.

Loft Space

11' 1" x 13' 1" (3.38m x 3.99m)

Timber framed windows, restricted head height, radiator.

Bathroom

Two UPVC double glazed frosted windows, toilet, vanity style wash hand basin, curved bath with shower above, radiator.

Externally Rear Garden

Garage, decking area, lawn.

Front Garden

Multiple car driveway.



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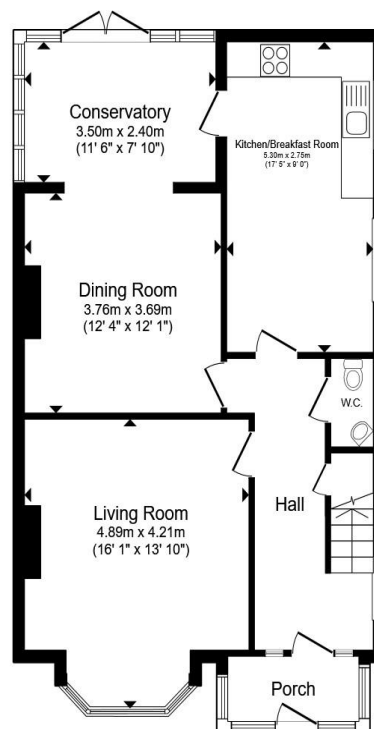
West Dyke Road, Redcar

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT FOR FAMILIES
- MODERN KITCHEN

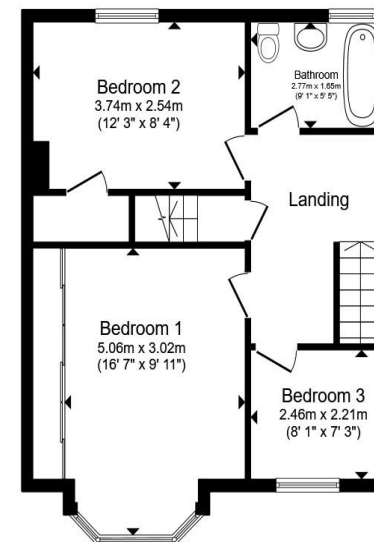
Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

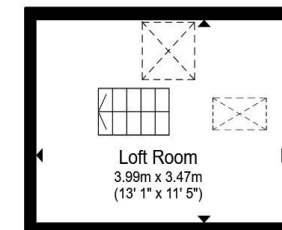
£180,000



Ground Floor



First Floor



Second Floor

Total floor area 139.4 m² (1,501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MAR112236 - 0002

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