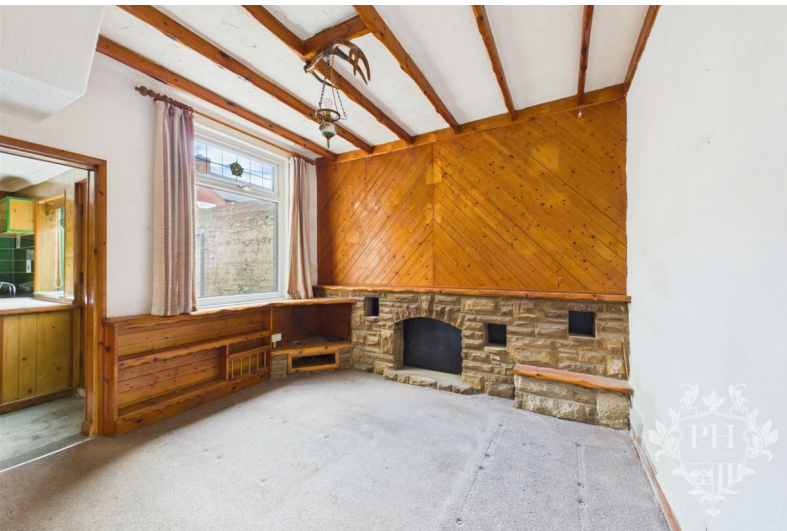




## 23 France Street

, Redcar, TS10 3HJ

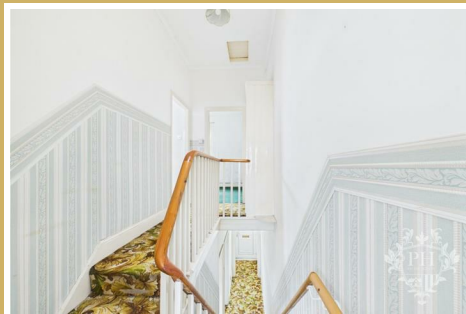
Offers In The Region Of £50,000



# 23 France Street

, Redcar, TS10 3HJ

## Offers In The Region Of £50,000



### HALLWAY

3'2" x 10'1" (0.97m x 3.07m)

Step in from the street through a UPVC double glazed door and you'll find yourself in a sunlit hallway. Natural light spills across the space, guiding you toward two welcoming reception rooms and a staircase that leads to the first floor.

### FIRST RECEPTION ROOM

11'0" x 10'8" (3.35m x 3.25m)

The first reception room sits at the front of the house, where sunlight streams in through a generous window and brightens the space. There's ample room for a comfortable two-piece sofa set, as well as extra storage units to keep things tidy. While the room holds plenty of potential, it does require renovation to bring out its best features.

### SECOND RECEPTION ROOM

10'2" x 11'2" (3.10m x 3.40m)

Tucked away at the back of the house, the second reception room offers a versatile space that could easily serve as a cozy dining area or an inviting lounge. There's ample room for a two-piece suite, though extra storage options would need to be kept minimal to avoid crowding the space. Natural light filters in through the window, while a classic brick fire surround adds a touch of character and warmth, hinting at evenings gathered around the hearth. The room does require renovation, but it provides direct access to the kitchen, making it especially convenient for meals or entertaining.

### KITCHEN

7'3" x 10'2" (2.21m x 3.10m)

Tucked away at the back of the house, the kitchen offers a view out over the yard through a large window, with a door nearby that opens directly outside. While the space is ready for a refresh, it's currently fitted with a mix of wall cabinets, base cupboards, and several drawers, providing ample storage. There's room for free-standing appliances, making it easy to imagine how the kitchen could be updated into a bright, welcoming spot for cooking and gathering.

### LANDING

4'0" x 7'8" (1.22m x 2.34m)

The split-level landing is brightened by a skylight window overhead,

casting natural light across the space. From here, you can access the property's two generously sized double bedrooms and the family bathroom, all thoughtfully arranged to enhance both comfort and privacy.

### BEDROOM ONE

14'0" x 10'7" (4.27m x 3.23m)

The first bedroom faces the front of the house and offers plenty of space for a double bed, as well as larger wardrobes or storage units. Natural light comes in through the window, brightening up the room during the day. Like the rest of the home, this bedroom is ready for renovations and could be transformed to suit your style.

### BEDROOM TWO

8'3" x 11'3" (2.51m x 3.43m)

The second bedroom sits at the heart of the first floor, offering enough space for a comfortable double bed and generous storage options like wardrobes or dressers. Natural light filters in through the window, highlighting the soft, modern grey carpet that spans the floor.

### FAMILY BATHROOM

7'3" x 10'4" (2.21m x 3.15m)

Tucked away at the back of the first floor, the family bathroom offers a classic three-piece suite: a paneled bathtub perfect for evening soaks, a practical hand basin, and a low-level toilet. Natural light filters in softly through the frosted window, providing privacy while still brightening the space. While functional, the room shows clear signs of wear, making it a prime candidate for thoughtful renovations and modern updates.

### EXTERNAL

This property features convenient on-street parking at the front, while the secure rear yard, enclosed by a sturdy wall, offers both privacy and peace of mind. Located only a short four-minute stroll from Redcar High Street, you'll have easy access to shops, cafes, and local amenities right on your doorstep.

### IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

Tel: 01642 688814

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

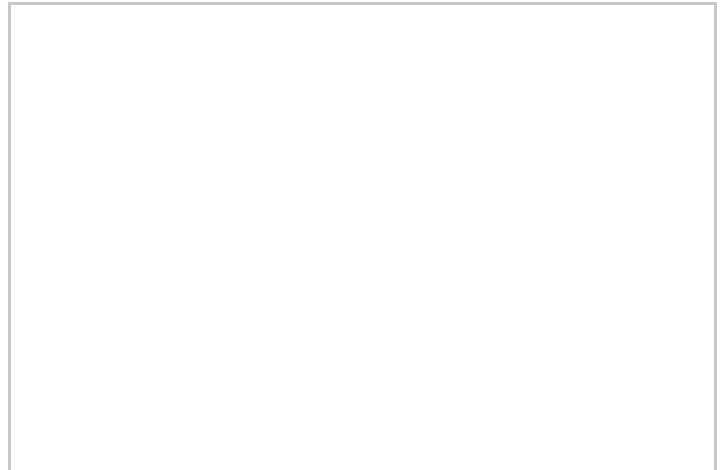
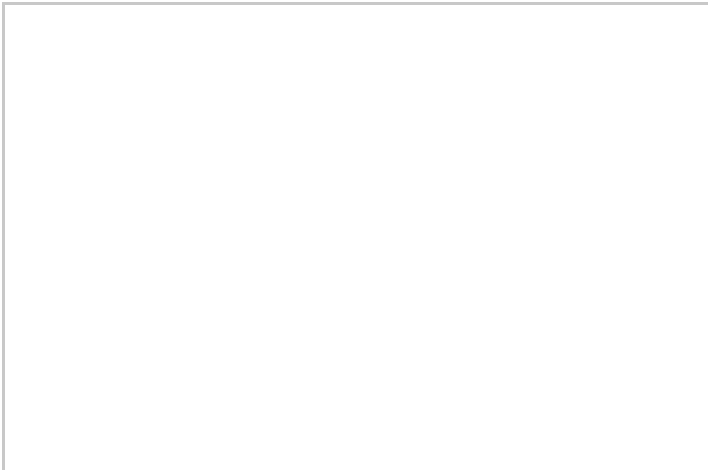
Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



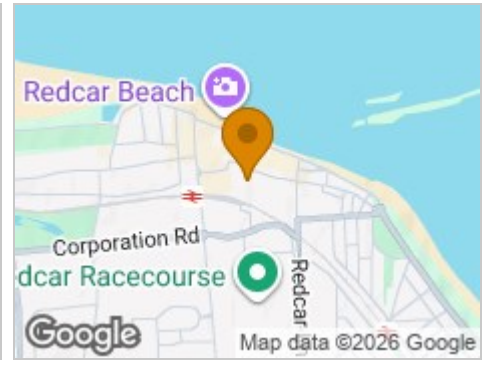
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.