

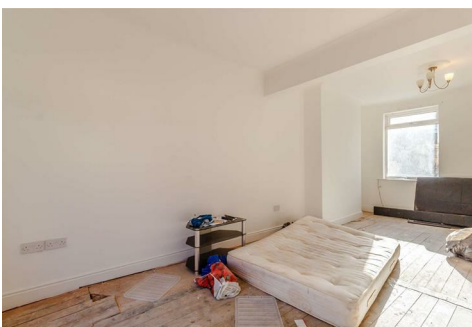


The  
**Property  
Selling**  
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**39 Scott Street, Redcar, TS10 2AN**

**Offers over £67,495**

The Property Selling Company is pleased to present this two-bedroomed terraced property located in the town of Redcar, just outside the city of Middlesbrough.

The property consists of – Living Room, Kitchen, Two Bedrooms and One Bathroom.

This property is arranged over two floors and is situated in the suburbs, located less than a mile away from Redcar beach.

It is also based near daily amenities including shops, good schooling and is located close to Redcar Central train station, allowing easy access to and from Middlesbrough city centre.

Viewings via the Property Selling Company.

## Living Room

22'4" x 10'8" (6.82 x 3.27)



The living room is very spacious, with large windows allowing natural light into the space.

## Kitchen

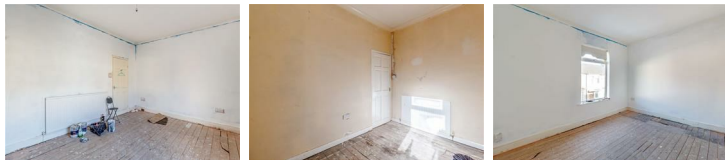
22'4" x 10'8" (6.82 x 3.27)



The kitchen is fitted with an oven and gas hob as well as a fridge and large window.

## Bedroom 1

14'2" x 10'8" (4.33 x 3.27)



Bedroom 1 is large double and features a front aspect window and wooden flooring. There is also a lot of room for storage.

## Bedroom 2

11'3" x 8'3" (3.43 x 2.53)

Bedroom 2 is of a good size and features a rear aspect window and lots of room for storage.

## Bathroom

8'11" x 6'9" (2.73 x 2.06)



The bathroom is fitted with a large bath, a toilet, wash basin and shower facilities

## Garden

At the front of the property there is on street parking. The rear garden is accessed via the kitchen.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

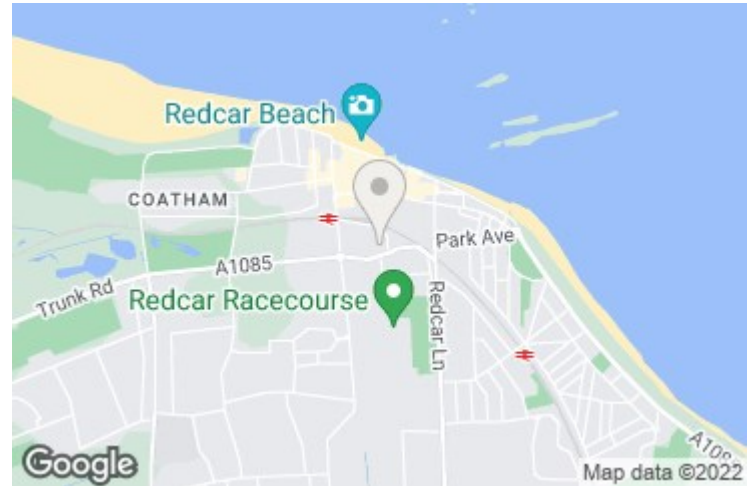
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

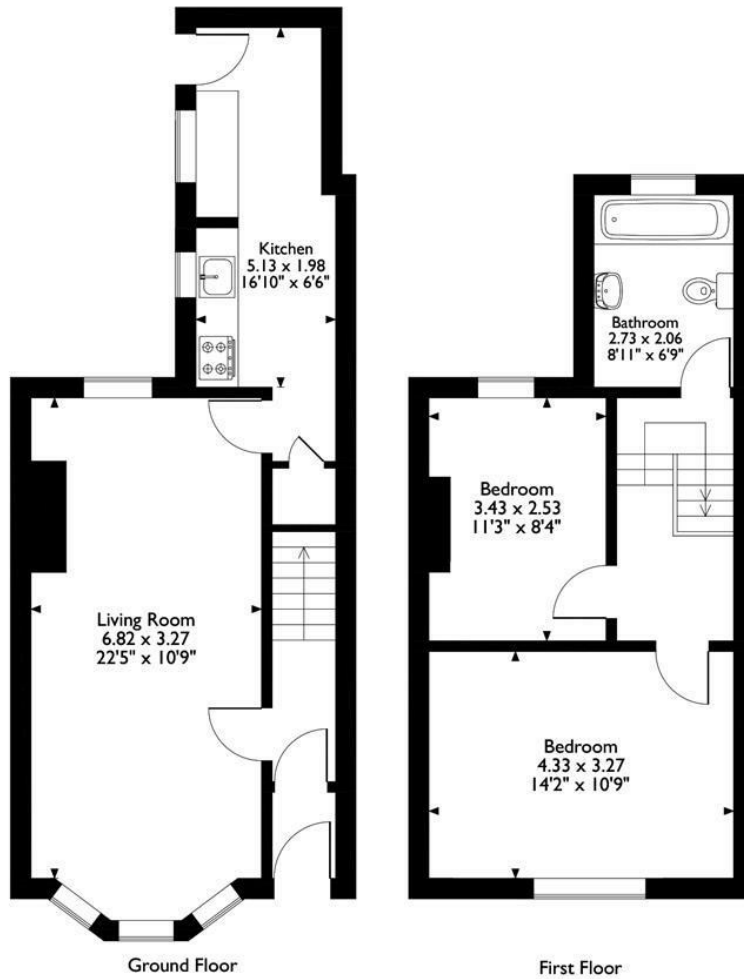
5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

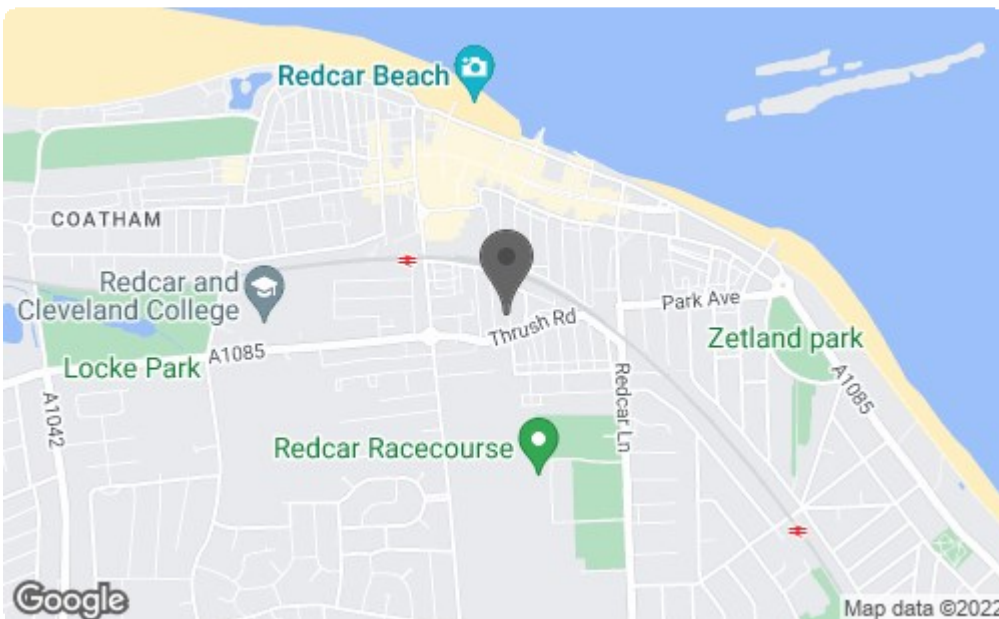


# Scott Street, Redcar, North Yorkshire

## Approximate Gross Internal Area 76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

