



**61 Muriel Street**  
**Redcar, TS10 3JD**

**£82,000**

**Energy Rating : E**



# 61 Muriel Street

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## Description

**\*\* ATTENTION Investors! \*\*** Providing the potential to achieve a healthy rental income, this well-presented 2 double bedroom terraced home really is a must view. With long term tenants already in situ the hard work and risk has been taken away so contact us now to begin or enhance your buy to let portfolio! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance vestibule, hallway, bay-fronted living room, dining room, fitted kitchen and practical 'Lootility'. To the first-floor; two double bedrooms and family bathroom/WC. Externally; on-street parking and enclosed rear yard.

## ACCOMMODATION:

### Entrance Vestibule

uPVC double glazed entrance door to the front with fan light & inner door to the hallway.

### Hallway

Inner door to the front, single radiator, access to the first-floor staircase and decorative ceiling coving.

### Living Room 10' 2" x 10' 6" (3.10m x 3.20m) [Excluding- Bay]

uPVC double glazed bay window to the front, single radiator and decorative ceiling coving.

### Dining Room 10' 8" x 11' 9" (3.25m x 3.58m)

uPVC double glazed window to the rear, double radiator, dado rail and access into the kitchen.

### Modern Fitted Kitchen 8' 10" x 7' 0" (2.69m x 2.13m)

Modern range of wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit, space for an upright fridge/freezer, wall mounted gas central heating boiler, built in electric oven with hob and cooker hood over. Useful pantry style storage cupboard, double radiator, access into the rear lobby and uPVC double glazed window to the side.

### Rear Lobby

uPVC double glazed entrance door to the rear yard & access into the 'Lootility'. PVC clad walls and useful storage cupboard.

### Lootility

Modern white suite comprising; push-button WC, pedestal wash hand basin, plumb for a washing machine, PVC clad walls and uPVC double glazed window to the side.

## FIRST-FLOOR:

### Split Level Landing Area

Independent access to all rooms and loft space. Roof window.

### Master Bedroom 10' 2" x 14' 10" (3.10m x 4.52m)

uPVC double glazed window to the front, single radiator, fitted bedroom furniture including; wardrobes & matching bedside units. Decorative ceiling coving.

### Bedroom 2 11' 5" x 8' 3" (3.48m x 2.51m)

uPVC double glazed window to the rear and single radiator.

### Family Bathroom/WC

Suite comprising; panel bath with mixer tap & handheld shower attachment, pedestal wash basin, low-flush WC, single radiator, clad walls & ceiling and uPVC double glazed window to the rear.

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## EXTERNALLY:

### **Parking**

On-street permit parking available.

### **Yard**

Enclosed rear yard with rear access gate.

### **Council Tax Band**

Council tax band:- A

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

### **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is E. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.