



58 Lincoln Road
Redcar, TS10 3RP

£125,000

Energy Rating : D



58 Lincoln Road

Description

Appealing to either the first time buyer looking to take their first steps onto the property ladder or equally as ideal for the buy to let landlord looking to begin/enhance a property portfolio, this well-presented 2 bedroom terraced home will tick many boxes and offers plenty out of the ordinary! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, hallway, open plan living/dining room and fitted kitchen. To the first-floor; two double bedrooms and family bathroom/WC. Second floor; versatile loft room. Externally; on-street parking, mature lawned front garden and SOUTH-facing rear garden with double gates to the side which could be utilised for off-street parking.

Ground Floor Accommodation

Entrance Porch

Upvc double glazed entrance door to the side, upvc double glazed windows to both the front and side. Solid wood inner door to the hallway.

Hallway

Solid wood inner door to the front with adjacent glazed surround, single radiator, useful understairs storage cupboard and staircase to the first floor.

Open Plan Living/Dining Room *12' 2" x 19' 5" (3.71m x 5.91m)*

Light and airy dual aspect room with upvc double glazed window to the front and french doors to rear with adjacent glazed surround. Single radiator, feature gas fire with decorative surround and decorative ceiling coving.

Fitted Kitchen *7' 7" x 10' 3" (2.31m x 3.12m)*

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer, gas cooker point, single radiator and a upvc double glazed window to the rear.

First Floor Accommodation

Landing

Useful storage cupboard and independent access to all rooms and a ladder giving access to the versatile loft room.

Master Bedroom *8' 5" x 18' 9" (2.56m x 5.71m)*

Two upvc double glazed windows to the front, single radiator, useful storage cupboard and fitted wardrobes.

Bedroom 2 *11' 9" x 9' 2" (3.58m x 2.79m)*

Upvc double glazed window to the rear, single radiator and fitted wardrobes.

Family Bathroom

White suite comprising of a panel bath with mixer taps, hand held shower attachments, overhead shower attachment and shower curtain. Pedestal wash hand basin, low flush wc, single radiator, tiled walls, PVC clad ceiling with downlights and a upvc double glazed window to the rear.

Second Floor Accommodation

Versatile Loft Room *18' 6" x 8' 7" (5.63m x 2.61m)*

Accessed via a ladder from the landing. Velux window to the rear, eaves storage space. Power and light.

Externally

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Parking

On street parking.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to lawn with concrete footpath. The rear garden is larger than average and enjoys a good degree of privacy and benefits from a South facing aspect making it ideal for the sunworshippers. Beginning with a concrete patio area before extending onto a small lawned area , further boasting double gates to the side which could be utilised for off street parking. Brick shed with plumbing , power and light.

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

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See sell-Merge 0202

Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

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Email: redcar@selectiv.co.uk

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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.