



## 64 Coronation Street

, Carlin How, TS13 4DN

**Offers in excess of £55,000**

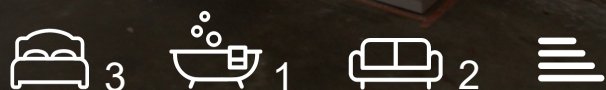
\*\* AN IDEAL OPPORTUNITY TO PURCHASE, AND ADD A BIT OF VALUE TO, THIS TWO BEDROOM MID TERRACED PROPERTY WHICH WOULD EITHER SERVE AS A STRONG INVESTMENT WITH A LIKELY £525-550 PCM AFTER A SENSIBLE PROGRAMME OF UPGRADING, OR AS A LIVE IN HOME FOR ANYONE WISHING TO GET ON THE PROPERTY LADDER. \*\*

A well sized two reception room and two bedroom terraced property yielding a generous amount of floor space. The property has UPVC double glazing, and has a 'back boiler' heating system. The current owner has started to carry out some internal works however has now decided to sell leaving some unfinished improvements to be carried out. The property itself is situated on this traditional terraced street set off Brotton Road, a mere 1.5 miles from Loftus, and 15 miles from Whitby and 17 miles to Middlesbrough making it suitable for anyone commuting.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

- SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN
- EPC RATING - FORMERLY 'E' - 47. EPC NOW EXPIRED AND AN UPDATED ONE BOOKED IN FOR WEEK COMMENCING 28/7/25



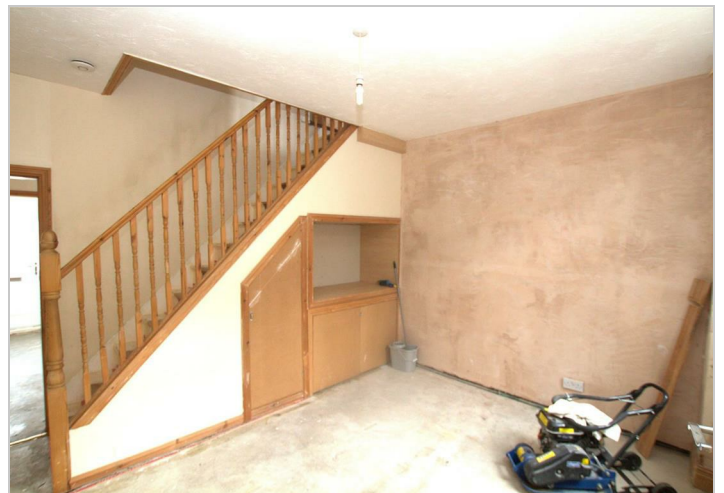
## Floor Plan



## Area Map



## 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.

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