



first floor, 10b Station road , Redcar, TS10 1AQ

£100,000



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Hallway

12'1" x 2'9" (3.70 x 0.85)

As you step through the wooden door, you're welcomed by a long, inviting hallway that leads you to the first floor.

Reception Room

13'2" x 13'5" (4.03 x 4.10)

This expansive, open-plan reception area is bathed in light, thanks to large windows at both the front and rear, illuminating both the reception and dining rooms. The space features brand-new hardwood floors and freshly painted white walls, creating a clean and welcoming ambience that's ready for you to move in.

Dining Room

16'2" x 13'5" (4.95 x 4.11)

The large open-plan dining and reception room offers immense potential for creating a cosy living area or a spacious venue for entertaining guests. A striking bay window allows streams of natural light to flood in, highlighting the elegant new hardwood floors.

Kitchen

10'2" x 6'9" (3.10 x 2.07)

The room is complemented by white wall-based and drawer units, along with sleek black counter tops, adding a modern touch to the space.

Landing

10'3" x 4'0" (3.13 x 1.24)

Moving through the home, a unique landing area provides access to all rooms. With its high ceilings and distinctive high window, this space is perpetually brightened by natural sunlight.

Bathroom

10'9" x 6'8" (3.30 x 2.05)

The bathroom suite includes a three-piece setup with a bath, shower, and sink basin, while access to the toilet is available through an additional door, located in a separate section of the bathroom.

W/C

3'6" x 5'10" (1.09 x 1.79)

White toilet located in a separate part of the bathroom.

Bedroom 1

14'3" x 9'8" (4.35 x 2.95)

The generously sized bedroom comfortably accommodates a large double bed, leaving plenty of room for additional bedroom furniture.

Bedroom 2

17'5" x 9'1" (5.33 x 2.78)

Another spacious bedroom similarly fits a double bed with ample space for other furnishings.

Second Floor Hallway

8'7" x 7'1" (2.63 x 2.17)

The hallway, wide and inviting, leads to the second bedroom and a dressing room.

Dressing room

8'3" x 10'0" (2.52 x 3.07)

This space is currently used as a walk-in wardrobe but holds the potential to be transformed into either a dedicated dressing room or an additional bedroom, depending on your needs.

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

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.



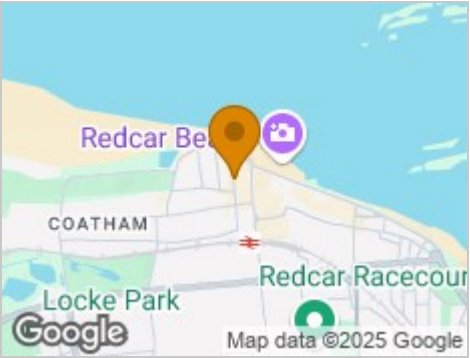
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.