



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

£100,000



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Important Information

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.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are

provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
 - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
 - We reserve the right to amend or withdraw this property from the market at any time without notice.
 - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
 - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

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.



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.