



# 41 Borough Road , Redcar, TS10 2EG

£230,000





# 41 Borough Road

, Redcar, TS10 2EG

£230,000



## ENTRY

5'1" x 2'8" (1.55 x 0.83)

As you approach, you are greeted by a UPVC doorway leading into a welcoming porch entrance, With ample space for storing coats and shoes.

## HALLWAY

10'5" x 5'10" (3.18 x 1.78)

Stepping through a beautifully crafted wooden door, you enter a generously sized hallway that provides access to the reception room, kitchen/diner, and staircase ascending to the first floor. The hallway is illuminated by a large UPVC window adorned with Georgian bar and exquisite stained glass details. Additionally, a spacious storage cupboard offers convenient storage solutions.

## RECEPTION ROOM

11'7" x 14'4" (3.55 x 4.38)

The expansive reception room is a highlight, featuring a large bay window at the front of the property that floods the space with natural light. At the heart of the living room, a charming log-burning stove serves as a captivating focal point. Throughout the home, oak doors add a touch of elegance and warmth.

## KITCHEN

6'7" x 20'3" (2.02 x 6.18)

The stylish open-plan kitchen/diner is a culinary delight, boasting navy wall base and drawer units that are perfect for family cooking or entertaining gatherings.

## DINING ROOM

11'2" x 13'10" (3.42 x 4.24)

The adjoining spacious dining room is enhanced by UPVC french doors, inviting an abundance of natural light to create a bright and airy atmosphere.

## BEDROOM 1

11'8" x 12'3" (3.56 x 3.74)

The master bedroom is spacious enough to comfortably accommodate a double bed, along with plenty of room for additional bedroom furniture. A large bay window at the front of the house allows for an influx of natural light, further enhancing the inviting ambiance.

## BEDROOM 2

10'5" x 13'8" (3.20 x 4.18)

The second bedroom is equally spacious, comfortably fitting a double bed and additional furniture, with a bay window at the rear of the property providing a serene view and ample sunlight.

## BEDROOM 3

6'10" x 11'8" (2.09 x 3.56)

The third bedroom is versatile, ideal for a child's room or a home office. It comfortably fits a single bed with plenty of space for extra furniture.

## FAMILY BATHROOM

5'4" x 8'9" (1.63 x 2.68)

The modern family bathroom is equipped with a sleek four-piece white suite, including a bath, shower, toilet, and basin, offering a luxurious space for relaxation.

## EXTERNAL

The front aspect of the property features a driveway

and front garden, providing a warm welcome. At the rear, a large garden beckons for outdoor enjoyment, complemented by a single garage that adds practicality and convenience to this delightful home.

### 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?

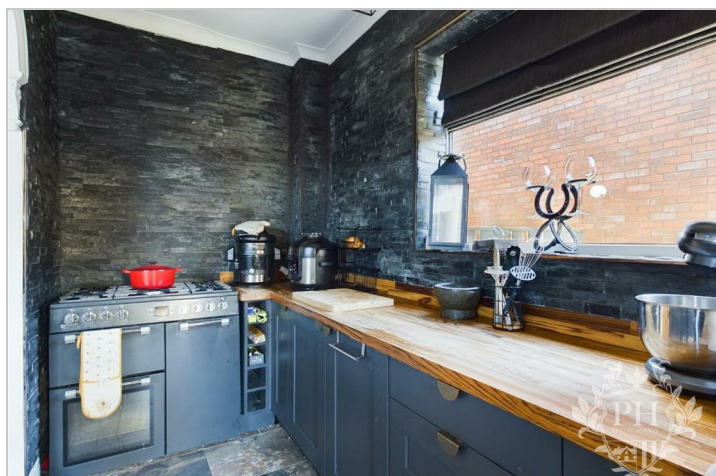
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- 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.

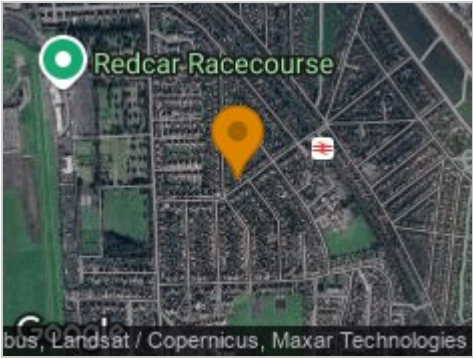




Road Map



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.