



10 Cambrian Avenue

, Redcar, TS10 4HF

Offers Over £200,000

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Description

PH Estate Agents are delighted to present this exceptional four-bedroom semi-detached home located on Cambrian Avenue in Redcar. Boasting spacious interiors and extended living space, this property is perfectly suited for families, first-time buyers, and those looking to upsize. Upon entering, you are greeted by an inviting entrance porch leading to a bright hallway. The property features two separate reception rooms, a conservatory, a generously sized kitchen, a convenient utility room, four bedrooms, and a modern extended bathroom complete with a separate walk-in shower unit. Outside, the property offers a multi-car driveway that leads to an integrated garage with a remote electric roller shutter door.

The private rear garden is a peaceful retreat featuring a laid lawn, decking area, and beautifully landscaped mature shrubs and border planting. This spacious extended home offers a perfect blend of comfort, convenience, and charm - an opportunity not to be missed for those seeking a family-friendly lifestyle in a desirable location.

Central/water heating is supplied by an updated combination boiler system and benefitting from an upgraded RCD electrical consumer unit, UPVC double glazed windows and multi-locking external doors.

Local amenities, transport links and good schooling are aplenty nearby making this property perfectly located for a range of buyers.

Council tax band C / EPC rating C / This is a

freehold property / Mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Porch

2'5" x 5'8" (0.75 x 1.74)

Hallway

11'1" x 5'11" (3.39 x 1.81)

Living Room

13'1" x 13'5" (3.99 x 4.11)

Dining Room

10'6" x 9'9" (3.21 x 2.98)

Conservatory

8'7" x 8'10" (2.63 x 2.71)

Kitchen

11'3" x 7'0" (3.44 x 2.14)

Utility

8'4" x 7'0" (2.55 x 2.14)

First Floor

Bedroom One

13'9" x 11'1" (4.21 x 3.40)

Bedroom Two

9'4" x 12'10" (2.85 x 3.92)

Bedroom Three

15'4" x 7'1" (4.68 x 2.17)

Bedroom Four

8'1" x 8'5" (2.47 x 2.57)

Tel: 01642 688814

Bath/Shower Room

8'1" x 10'9" (2.48 x 3.30)

WC

Garage

15'4" x 7'1" (4.68 x 2.17)

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.



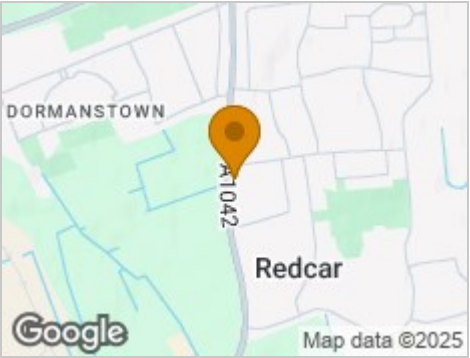
Road Map



Hybrid Map



Terrain Map



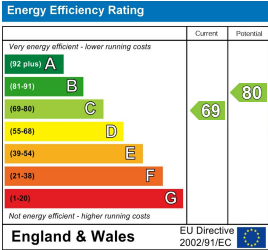
Floor Plan



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.