



3 Hardknott Grove

, Redcar, TS10 1LQ

Asking Price £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.

Further Information

The property benefits from a combination boiler central heating system, an updated RCD electrical consumer unit and double-glazed windows/multi-locking external doors.

Viewings available now, there is also a 360-degree virtual above for your convenience.

Council tax band A / EPC energy rating C / This is a freehold property / Mains electricity 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.

Hall

3'9" x 2'11" (1.16 x 0.90)

RECEPTION

20'10" x 12'8" (6.37 x 3.88)

The reception room is generously sized, offering plenty of space for both relaxing and entertaining. Soft grey carpets add a sense of warmth and comfort underfoot, while the crisp white walls enhance the room's light and airy feel. Large enough to accommodate a variety of furniture arrangements, this space can easily serve as both a living and dining area.

The reception flows seamlessly into the open-plan kitchen, making it ideal for modern living and social gatherings. At the far end, elegant French doors open directly onto the back garden, allowing natural light to flood the room and providing easy access to outdoor space—perfect for summer evenings or weekend barbecues. Whether you're hosting friends or enjoying a quiet night in, this versatile room offers both style and flexibility.

Tel: 01642 688814

KITCHEN

9'1" x 7'1" (2.77m x 2.18m)

The kitchen features modern light oak cupboards that bring warmth and character to the space, complemented by sleek dark grey countertops and matching dark grey flooring for a contemporary finish. It comes fully equipped with a built-in cooker, hob, and washing machine, offering both convenience and functionality for everyday living.

Designed with an open-plan layout, the kitchen flows directly into the reception area, making it ideal for entertaining or family life. A double-glazed window lets in plenty of natural light, brightening the room and creating a welcoming atmosphere throughout the day. The thoughtful design combines style and practicality, providing a modern space that's as enjoyable to use as it is to look at.

BEDROOM ONE

8'9" x 15'10" (2.67 x 4.84)

Bedroom one is an exceptionally spacious double room, thoughtfully designed to provide both comfort and versatility. The room is finished with plush grey carpets that feel soft underfoot, while the light-colored walls enhance the bright, airy ambiance. Two large double-glazed windows allow natural light to pour in, creating a cheerful and uplifting environment from morning to evening.

This bedroom easily accommodates a double bed, along with additional furniture such as wardrobes, dressers, or a desk, making it ideal for a range of needs. Built-in shelves provide practical, stylish storage for books, décor, or personal items, helping to keep the space organized and clutter-free. A radiator ensures the room stays warm and cozy during colder months, making it a comfortable retreat year-round. Altogether, bedroom one combines generous proportions with thoughtful features, offering a perfect blend of space, light, and functionality.

BEDROOM TWO

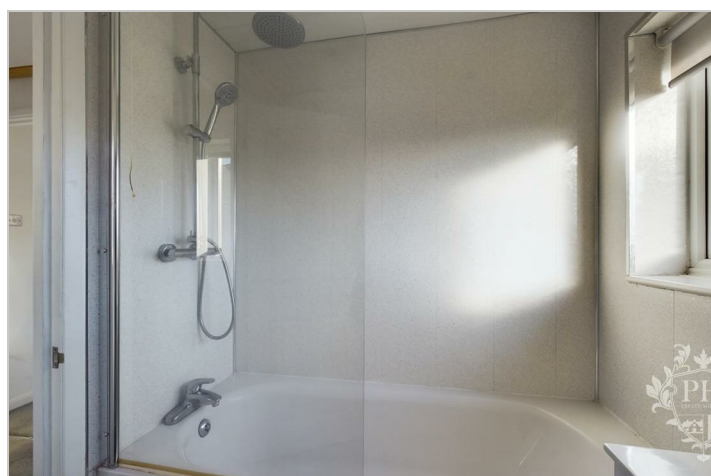
12'0" x 9'4" (3.66 x 2.85)

The second bedroom is a spacious double room, finished with soft light grey carpets and light-colored walls that create a fresh, relaxing environment. Double-glazed windows bring in plenty of natural light, making the space feel bright and welcoming. With ample room for a double bed and additional furniture, this bedroom offers both comfort and versatility—ideal for guests, children, or as a home office.

BATHROOM

5'5" x 6'2" (1.67 x 1.90)

The bathroom features a modern three-piece suite, including a toilet, hand basin, and bath with a shower. The space is light and bright, enhanced by a frosted window that allows plenty of natural light in while maintaining privacy. It's a clean, functional room designed for everyday comfort.



Road Map



Hybrid Map



Terrain Map



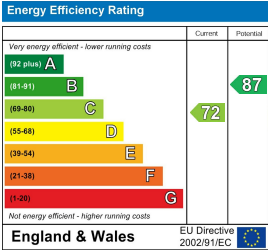
Floor Plan



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.