



49 Newcomen Terrace

, Redcar, TS10 1DB

Asking Price £350,000

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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 ground floor consists of entrance hall, large reception with in bay seating area with stunning sea views and greenery, master double bedroom with a range of fitted wardrobes and drawers, french doors opening in to the pleasant patio garden, and en-suite shower room/WC. From the hallway there is an updated modern contemporary fitted kitchen fitted with a range of white units with contrasting timber work surfaces with appliances, utility and WC.

To the first floor are four bedrooms consisting from; two large double bedrooms with ensuite shower room/WCs, and two single rooms with shared shower room/WC - two of the rooms with sea views.

To the second floor, there is a twin and single room with shared ensuite shower/WC, two single rooms offer sea views both with shared ensuite shower/WCs.

To the third floor, there is a further double bedroom with WC.

Furniture, fixtures and fittings are included in the sale - perfect if the prospective buyer wishes to continue the guest house hotel/HMO or Airbnb style of business.

Emergency lighting, fire alarm, fire extinguishers, serviced central heating system, updated RCD electrical system - all certificates available on demand

360-degree virtual above for your convenience.

Council tax band A / EPC energy rating D / This is a freehold property / Mains electricity and sewerage with no known rights of way affecting this property / On road parking to the front

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.

Tel: 01642 688814

HALL

24'8" x 6'3" (7.52 x 1.92)

RECEPTION ROOM

15'6" x 15'8" (4.73 x 4.80)

BEDROOM ONE

13'8" x 12'7" (4.19 x 3.86)

ENSUITE

5'6" x 4'9" (1.70 x 1.47)

KITCHEN

13'11" x 10'4" (4.26 x 3.15)

UTILITY

9'8" x 10'1" (2.97 x 3.08)

WC

2'8" x 4'1" (0.82 x 1.25)

FIRST FLOOR

LANDING

13'2" x 6'2" (4.03 x 1.90)

BEDROOM TWO

15'7" x 14'1" (4.77 x 4.30)

ENSUITE

4'0" x 7'6" (1.23 x 2.31)

BEDROOM THREE

13'9" x 13'11" (4.21 x 4.25)

ENSUITE

7'7" x 4'0" (2.33 x 1.24)

BEDROOM FOUR

11'9" x 6'4" (3.60 x 1.94)

BEDROOM FIVE

10'9" x 6'4" (3.30 x 1.94)

SHOWER/WC

6'11" x 3'8" (2.13 x 1.13)

SECOND FLOOR

LANDING

11'3" x 3'2" (3.45 x 0.98)

BEDROOM SIX

13'8" x 8'8" (4.17 x 2.65)

ENSUITE

9'6" x 5'0" (2.90 x 1.53)

BEDROOM SEVEN

10'9" x 7'0" (3.29 x 2.15)

BEDROOM EIGHT

10'9" x 6'10" (3.30 x 2.10)

ENSUITE

3'11" x 5'1" (1.20 x 1.57)

BEDROOM NINE

12'0" x 6'3" (3.67 x 1.92)

THIRD FLOOR

LANDING

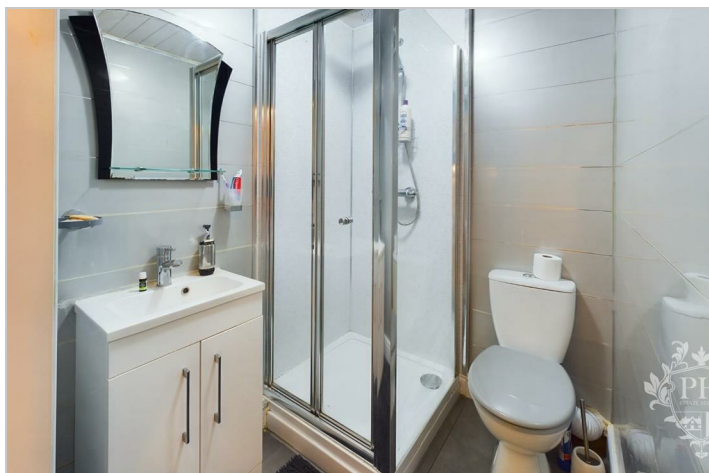
7'11" x 6'4" (2.42 x 1.95)

BEDROOM TEN

12'9" x 14'1" (3.90 x 4.31)

WC

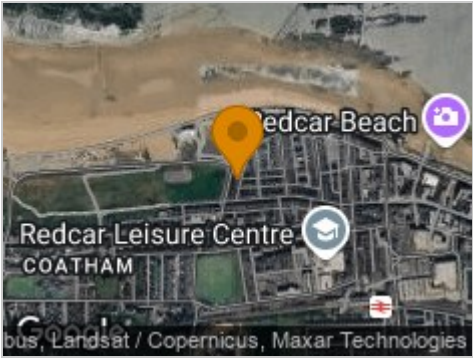
4'3" x 3'8" (1.31 x 1.13)



Road Map



Hybrid Map



Terrain Map



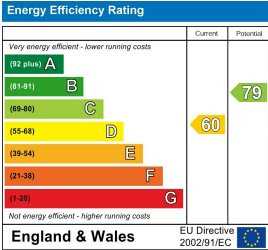
Floor Plan



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.