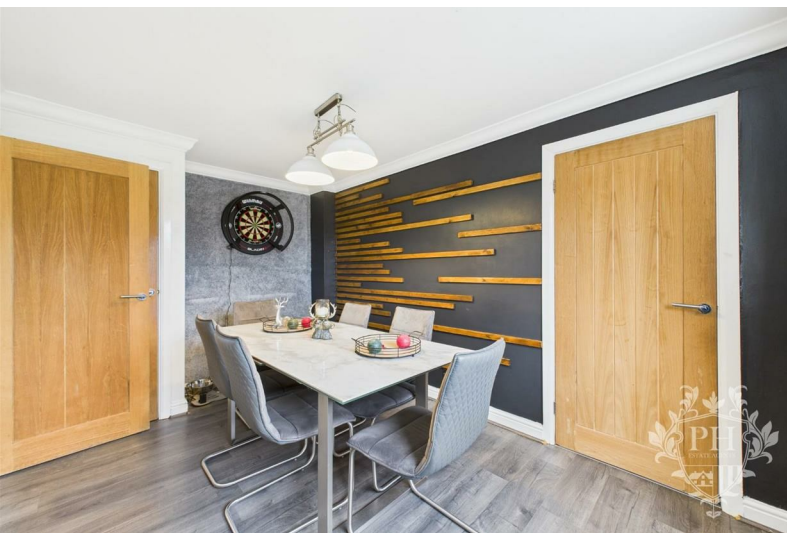




## 26 St. Annes Road , New Marske, TS11 8BJ

Offers Over £230,000





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, New Marske, TS11 8BJ

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## HALLWAY

10'4" x 7'3" (3.15m x 2.21m)

Step through the sleek, grey composite door, leaving the carefully tended front garden behind. You're greeted by a bright and welcoming hallway, where sunlight spills across contemporary flooring and a modern radiator stands ready to keep things cozy. From here, you can head straight into the inviting reception room or make your way upstairs to the first floor.

## RECEPTION ROOM

19'11" x 12'11" (6.07m x 3.94m)

The reception room greets you at the front of the property, flooded with natural light from a large UPVC double glazed bay window that frames the street outside. Generously proportioned, it easily fits a full three-piece suite along with extra living room furnishings, making it ideal for both relaxing and entertaining. Soft carpeting runs underfoot, while a classic feature fire surround becomes the room's focal point. French doors at the rear open out, inviting even more light and offering a seamless connection to the garden beyond. A modern radiator ensures the space stays warm and welcoming year-round.

## DINING ROOM

13'8" x 8'10" (4.17m x 2.69m)

The dining room opens directly from the reception room, creating a natural flow between the two spaces. There's plenty of room here for a full-sized dining table, so you won't have to squeeze in at meal times. A built-in storage cupboard is tucked neatly against one wall, perfect for stowing away linens, dishes, or whatever else you'd rather keep out of sight. The laminate flooring gives the room a clean, modern look and is easy to maintain. Light pours in through a UPVC double glazed window, which also helps keep things quiet and warm. A radiator sits beneath the window, making sure the space stays comfortable year-round. The dining room also connects conveniently to the kitchen, and if you need more storage, there's enough wall space to add extra cabinets or shelving without crowding the room.

## KITCHEN

14'3" x 6'5" (4.34m x 1.96m)

The kitchen features sleek grey high gloss cabinets and drawers, their reflective surfaces catching the light and giving the room a contemporary edge. Pale countertops run the length of the workspace, providing a crisp contrast to the cabinetry and plenty of space for meal prep or casual gatherings. Along one wall, two built-in ovens sit neatly beneath a modern gas hob, making cooking for a crowd simple and efficient. There's ample room for your choice of free-standing appliances, whether that's a statement fridge or an espresso machine. Natural light streams in through a UPVC double glazed window, while a matching door opens directly onto the patio—ideal for summer barbecues or a quiet morning coffee outdoors.

## LANDING

6'1" x 8'11" (1.85m x 2.72m)

The landing gains access to the three spacious bedrooms and family bathroom and benefits from a UPVC double glazed window.

## BEDROOM ONE

10'6" x 10'4" (3.20m x 3.15m)

The main bedroom sits quietly at the back of the house, offering plenty of room for a king size bed and matching bedside tables. Built-in sliding wardrobes stretch along one wall, providing generous storage without eating into the floor space. Soft carpeting adds warmth underfoot, while a large UPVC double glazed window lets in natural light and frames the view outside. There's also a radiator below the window to keep the room cozy year-round.

## BEDROOM TWO

11'4" x 9'11" (3.45m x 3.02m)

The second bedroom sits quietly at the back of the house, offering a peaceful retreat away from any street noise. With its generous proportions, there's plenty of room for a comfortable double bed and even larger wardrobes or dressers without feeling cramped. Natural light pours in through the modern UPVC double glazed window, casting a gentle glow across the soft, neutral carpeting. A well-placed radiator ensures the space stays cozy year-round, making it an inviting place to relax or unwind at the end of the day.

## BEDROOM THREE

9'2" x 7'4" - 16'8" x 6'5" (2.79m x 2.24m - 5.08m x 1.96m)

Stepping off the landing, you enter a spacious walk-in wardrobe, naturally lit by a UPVC double glazed window that fills the space with soft daylight. From here, a doorway leads directly into the third bedroom. This inviting room features two large UPVC double glazed windows, allowing plenty of light to pour in throughout the day. A radiator keeps the space cozy, while plush carpeting adds warmth underfoot. The room is comfortably sized for a double bed and can fit a few additional storage units, though space for extra furniture is somewhat limited.

## FAMILY BATHROOM

8'9" x 5'6" (2.67m x 1.68m)

The bathroom features a sleek, contemporary three-piece suite, anchored by an elegant S-shaped paneled bathtub fitted with a thermostatic shower and a clear glass screen that adds a sense of openness to the space. A stylish hand basin sits beneath the frosted UPVC double-glazed window, which fills the room with gentle, diffused light while ensuring privacy. The modern low-level toilet complements the overall design, and the floor-to-ceiling tiles in a polished finish create a clean, cohesive look. Warmth is provided by a radiator, making the space inviting and comfortable year-round.

Tel: 01642 688814

## EXTERNAL

At the front of the property, a neatly kept garden welcomes you, bordered by a charming dwarf wall that adds a touch of character. Lush green grass spreads out beside a thoughtfully laid paving stone driveway, guiding you smoothly to the garage. Step out back and you'll find a spacious rear garden, featuring a generous patio perfect for outdoor dining or relaxing in the sun, along with a wide stretch of lawn that's ideal for play, gardening, or simply enjoying the outdoors.

## 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

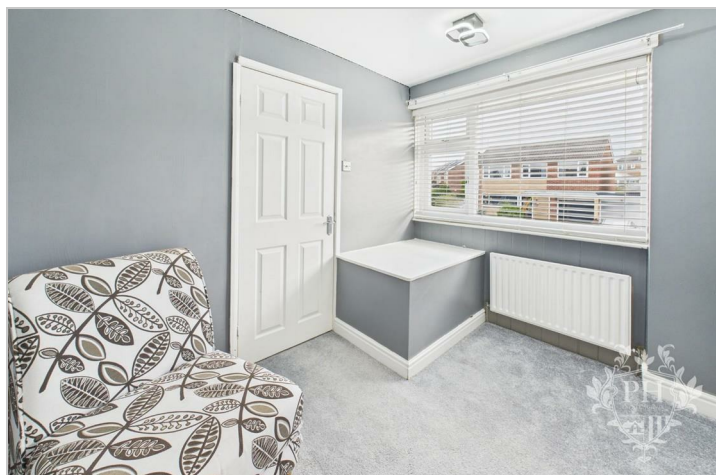
Next Steps

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.



Road Map



Hybrid Map



Terrain Map



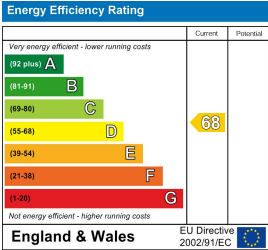
Floor Plan



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.