

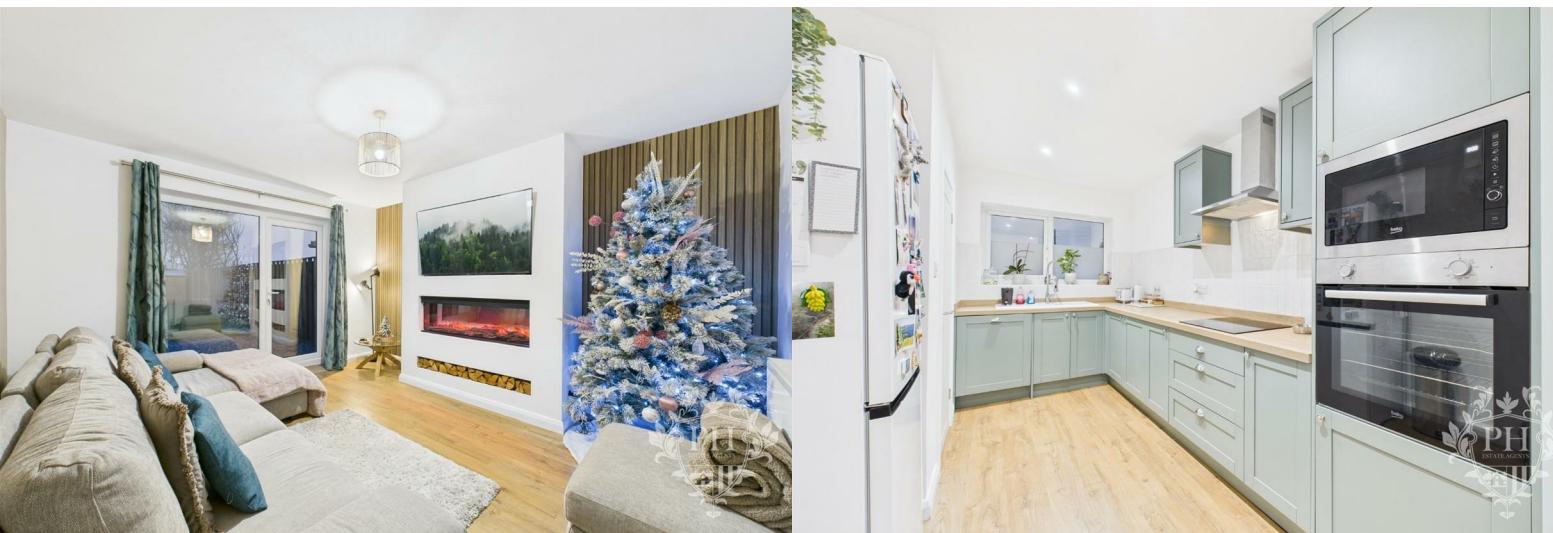


PH ESTATE AGENTS



7 Staintondale Avenue , Redcar, TS10 5JB

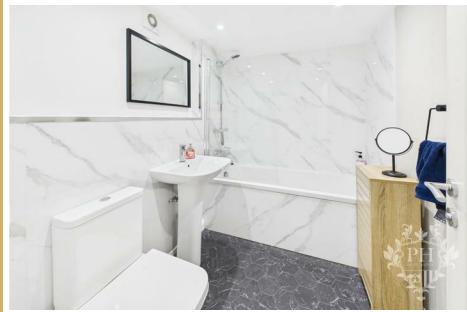
Offers In The Region Of £179,950



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HALLWAY

7'3" x 9'4" (2.21m x 2.84m)

Entering through a sleek white composite door, you are welcomed into a spacious and inviting hallway that serves as the central hub of the home. From here, there is access to the reception room, the kitchen/diner, and the staircase leading to the first floor. The hallway is enhanced by contemporary flooring that adds a modern feel, while a convenient under-stairs storage cupboard provides practical space for coats, shoes, and household essentials.

RECEPTION ROOM

12'3" x 13'4" (3.73m x 4.06m)

The reception room is positioned to the rear of the property and offers generous space to comfortably accommodate a large corner sofa along with additional storage units. Finished with modern flooring, the room is both stylish and practical, and is kept warm by a fitted radiator. A striking media wall with an integrated electric fire creates an attractive focal point, enhancing the room's contemporary appeal. French doors allow an abundance of natural light to flood the space and provide direct access to, and pleasant views of, the rear garden.

KITCHEN DINER

8'6" x 23'2" (2.59m x 7.06m)

The kitchen is fitted with striking mint green wall, base, and drawer units, creating a bold yet stylish space, and is complemented by a range of integrated appliances including a dishwasher, electric double oven, and ceramic hob. Modern flooring runs throughout, while a UPVC double-glazed window to the front aspect allows plenty of natural light to brighten the room.

To the rear, the dining area comfortably accommodates a large dining table, making it ideal for both everyday family meals and entertaining. French doors open out onto the rear garden, enhancing the sense of space and indoor-outdoor living. From the dining area, there is access to a side hallway which leads to a convenient ground floor bathroom and a separate utility room.

SIDE HALLWAY

2'10" x 19'9" (0.86m x 6.02m)

The side hallway features modern flooring and is a bright, practical space with UPVC double-glazed doors at either end, providing convenient access to both the front and rear of the property. This versatile area also offers direct access to the ground floor bathroom and the utility room, making it an ideal link between the main living areas and the additional functional spaces of the home.

UTILITY

3'3" x 8'0" (0.99m x 2.44m)

The utility room is fitted with base units that seamlessly match the kitchen, creating a cohesive and stylish finish. It provides ample space to comfortably accommodate both a washing machine and a dryer, while modern flooring enhances the room's practical and contemporary appeal.

GROUND FLOOR BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

The ground floor bathroom is fitted with a modern three-piece suite, comprising a panelled bath with a thermostatic shower and glass screen, a hand basin, and a low-level WC. The space is finished to a contemporary standard, featuring stylish wall cladding, modern flooring, and a chrome heated towel radiator, creating a sleek and functional bathroom.

LANDING

5'9" x 3'4" (1.75m x 1.02m)

The landing provides access to three spacious bedrooms and the modern family bathroom. It is finished with thick carpeting underfoot and neatly painted walls, creating a comfortable and well-presented central space to the first floor.

BEDROOM ONE

9'4" x 13'5" (2.84m x 4.09m)

The first bedroom is positioned to the rear of the property and comfortably accommodates a double bed along with larger storage units. A UPVC double-glazed window enjoys pleasant views over the adjoining fields, allowing natural light to fill the room. Further features include a fitted radiator and carpeted flooring that flows seamlessly from the landing, creating a warm and inviting space.

BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m)

The second bedroom is also located to the rear of the property and offers ample space for a double bed along with larger storage units. A UPVC double-glazed window provides attractive views over the surrounding fields, while a fitted radiator ensures comfort year-round. The room is finished with thick carpeting and features modern wall cladding behind the bed, adding a stylish and contemporary touch.

BEDROOM THREE

8'5" x 9'11" (2.57m x 3.02m)

The third bedroom is positioned to the side aspect of the property and is currently utilised as a home office/snug, offering a versatile and flexible space. The room provides sufficient space for a single bed along with some larger storage units if required. Additional features include a UPVC double-glazed window allowing natural light into the room, and a fitted radiator, making it comfortable for a variety of uses.

FAMILY BATHROOM

6'1" x 5'8" (1.85m x 1.73m)

The bathroom is fitted with a stylish three-piece suite comprising a walk-in shower with a thermostatic shower and glass screen surround, a hand basin with a storage cupboard beneath, and a low-level WC. The room is enhanced by partially tiled walls, modern flooring, and a fitted radiator, while a UPVC double-glazed window allows natural light and ventilation, creating a bright and contemporary bathroom space.

EXTERNAL

The property benefits from a walled front driveway, providing ample off-road parking for up to three vehicles. To the rear, there is a generously sized, recently renovated garden featuring a pebble surround with well-positioned planters, a newly installed fence, and a neatly maintained grassed area, creating an attractive and versatile outdoor space ideal for both relaxation and entertaining.

PROPERTY INFORMATION

The property has been fully renovated throughout, with significant upgrades including new windows and doors, a modern fitted kitchen, newly installed bathrooms, and a replacement boiler, ensuring a high standard of finish and modern living throughout.

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.

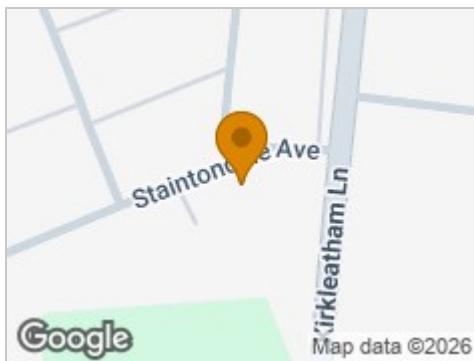
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• 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.

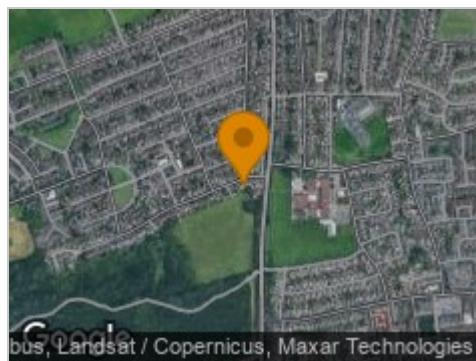
For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



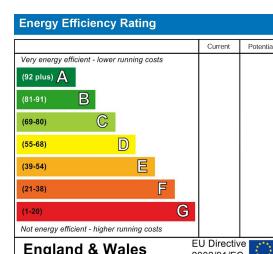
Floor Plan



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.