



PH ESTATE AGENTS



32 Coatham Road  
, Redcar, TS10 1RS

£130,000



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## HALLWAY

6'2" x 22'6" (1.88m x 6.86m)

Stepping in from the front garden, you pass through a sturdy wooden door and find yourself in a spacious hallway with soaring ceilings. From here, you can access both reception rooms as well as the staircase leading up to the first floor.

## RECEPTION ROOM

15'2" x 13'9" (4.62m x 4.19m)

The first reception room faces the front of the property, welcoming you with generous space that easily accommodates a three-piece suite and extra storage units. A decorative fire surround serves as a cozy focal point, while a wide bay window fills the room with natural light and offers a pleasant view of the street.

## RECEPTION ROOM 2

12'8" x 13'8" (3.86m x 4.17m)

Tucked away at the back of the house, the second reception room offers a comfortable, versatile space that easily fits a two-piece suite along with a cozy dining table. Tall ceilings give the room an airy, open feel, while natural light pours in through the window, casting a gentle glow across the space. A classic fire surround adds character, and there's a convenient doorway leading straight into the kitchen, making this room perfect for relaxing or entertaining.

## KITCHEN

10'4" x 15'0" (3.15m x 4.57m)

The kitchen features a generous selection of pale wall-mounted cabinets and matching drawers, all topped with sleek, light-colored countertops. There's ample room for your choice of free-standing appliances, and natural light pours in through a window that overlooks the rear yard. A convenient doorway opens directly to the outdoor space, making it easy to step outside for fresh air or bring in groceries.

## LANDING

6'2" x 8'9" (1.88m x 2.67m)

From the split-level landing, you're greeted by soaring ceilings and an airy sense of space. This central area leads to four generous bedrooms, as well as a separate toilet and a bright, well-appointed bathroom.

## BEDROOM ONE

10'6" x 16'5" (3.20m x 5.00m)

The first bedroom feels spacious—roomy enough for a king-size bed and hefty storage pieces without ever feeling crowded. Sun pours in through a wide bay window, highlighting the high ceilings and giving the space an airy, open vibe. Built-in cupboards line one wall, offering practical storage while keeping the room uncluttered and inviting.

## BEDROOM TWO

12'9" x 13'7" (3.89m x 4.14m)

Centrally located on the first floor, the second bedroom offers enough room for a king-size bed and generous storage, making it both spacious and practical. The high ceilings create a sense of openness, while the elegant bay window fills the space with natural light. A classic fire surround adds a touch of character, blending comfort with timeless architectural details.

## BEDROOM THREE

10'2" x 8'4" (3.10m x 2.54m)

Tucked away at the back of the house, the third bedroom feels private and quiet. There's plenty of room for a double bed, plus larger wardrobes or shelving units, so you can really spread out. Sunlight comes in through a generous window, and the high ceilings add a sense of openness you don't always get in a third bedroom.

## BEDROOM FOUR

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

The fourth bedroom sits at the front of the house, catching natural light through a large window that frames the street below. With its high ceilings, the room feels surprisingly open for its size, offering enough space for a single bed and a few select storage pieces. While the footprint is modest, the airy ceilings and bright outlook give the room a welcoming, uncluttered atmosphere.

## BATHROOM

7'2" x 11'5" (2.18m x 3.48m)

The bathroom is spacious, featuring a classic two-piece suite with a paneled bathtub and a generous hand basin. Natural light pours in through the window, highlighting the room's airy feel. There's a radiator to keep things cozy, and a built-in storage cupboard offers plenty of space for towels and toiletries.

## TOILET

6'10" x 3'7" (2.08m x 1.09m)

The toilet is located in a separate room from the main bathroom, featuring a classic low-level WC. Natural light filters in through a frosted window, offering both brightness and privacy.

## EXTERNAL

This home features a charming front garden, bordered by a classic brick wall that adds both character and privacy. Step out back and you'll find a spacious rear yard—large enough to transform into off-street parking if needed. The location is convenient too: just a quick stroll or an easy drive brings you right to the heart of Redcar's town centre.

## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property

Tel: 01642 688814

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.

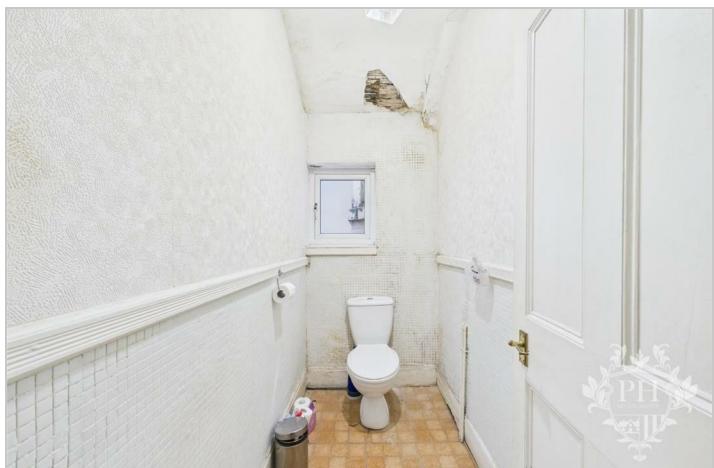
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.

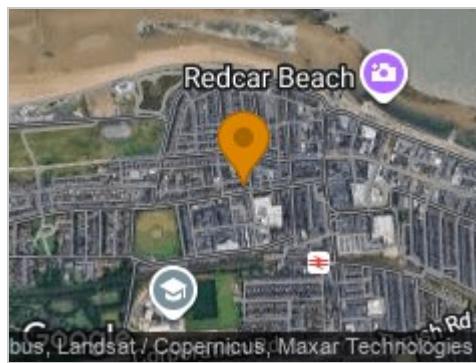
For further details or clarification, please contact our office directly.



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.