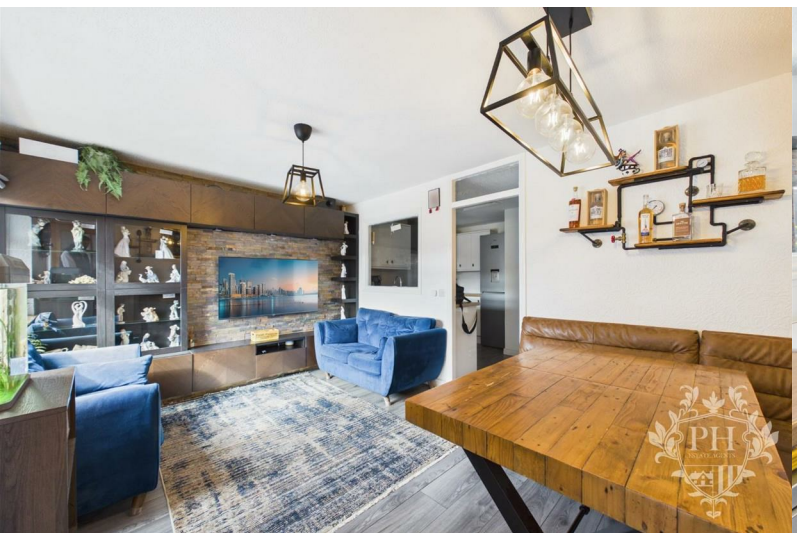
PH ESTATE AGENTS



3 The Parklands

, Redcar, TS10 4NE

Offers In The Region Of £110,000 2 1 1 D





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ENTRANCE

3'6" x 3'1" (1.07m x 0.94m)

Entering the property from the well-maintained, enclosed front garden, you are welcomed into a spacious entrance hall. The entrance hall provides direct access to the reception and dining room, creating a practical and inviting first impression of the property.

RECEPTION/ DINING ROOM

10'8" x 14'9" (3.25m x 4.50m)

To the right of the room, there is ample space to accommodate a dining table and chairs, creating a practical area for dining and entertaining. To the left, the reception area provides sufficient space for a two-piece suite, offering a comfortable and welcoming setting for relaxation. The reception area benefits from a contemporary media wall, a UPVC double-glazed window providing natural light, and an electric radiator. The room also provides direct access to the kitchen, creating a convenient and functional flow between the main living spaces.

KITCHEN

9'2" x 9'2" (2.79m x 2.79m)

The kitchen is fitted with an attractive range of contemporary white high-gloss wall, base and drawer units, complemented by wood-effect work surfaces. The walls are finished with a stylish white brick-effect tiled surround, creating a bright and modern feel. Integrated appliances include an electric oven, ceramic hob and extractor fan positioned above. There is also designated space for additional freestanding appliances, providing practicality and flexibility for everyday living. The room is further enhanced by modern flooring and benefits from direct access to the rear hallway, providing convenient connectivity to the remainder of the property.

HALLWAY

2'10" x 6'1" (0.86m x 1.85m)

The central hallway provides convenient access to the two bedrooms and family bathroom, creating a practical and well-connected layout throughout the property. The hallway benefits from an electric radiator, providing additional warmth, while a built-in storage cupboard offers useful space for household essentials and belongings.

BEDROOM ONE

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

The first bedroom is situated to the rear of the property and offers a well-proportioned space, comfortably accommodating a double bed along with larger freestanding storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the space, while an electric radiator provides warmth and comfort. The bedroom is further complemented by modern flooring, creating a contemporary and practical finish.

BEDROOM TWO

10'2" x 6'3" (3.10m x 1.91m)

The second bedroom is also positioned to the rear of the property and offers a comfortable and versatile space, suitable for a single bed along with smaller storage units. The room benefits from a UPVC double-glazed window, allowing natural light to enter, while a UPVC double-glazed door provides direct access to the rear garden. This convenient feature offers easy access to the outdoor space and further enhances the practicality of the room.

FAMILY BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

The family bathroom is fitted with a modern three-piece suite, comprising a panelled bath with an electric shower and glass shower screen, a contemporary hand wash basin and a low-level WC. The basin and WC are incorporated into a practical vanity-style combination unit, providing useful built-in storage. The room is finished with modern wall cladding throughout, creating a clean and contemporary appearance, and further benefits from an electric towel warmer and recessed spotlights, providing both comfort and a stylish finish.

EXTERNAL

Externally, the property benefits from a well-maintained enclosed front garden, featuring attractive block-paved and pebbled areas, providing a low-maintenance yet versatile outdoor space that is ideal for entertaining guests or enjoying the warmer months. To the rear, there is a smaller private garden accompanied by a useful storage shed, offering additional outdoor storage.

The property is conveniently situated within a short drive of a range of local amenities, schools and Redcar town centre, providing easy access to everyday conveniences and services. The property also benefits from extensive communal parking, providing ample parking facilities for residents and visitors alike.

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

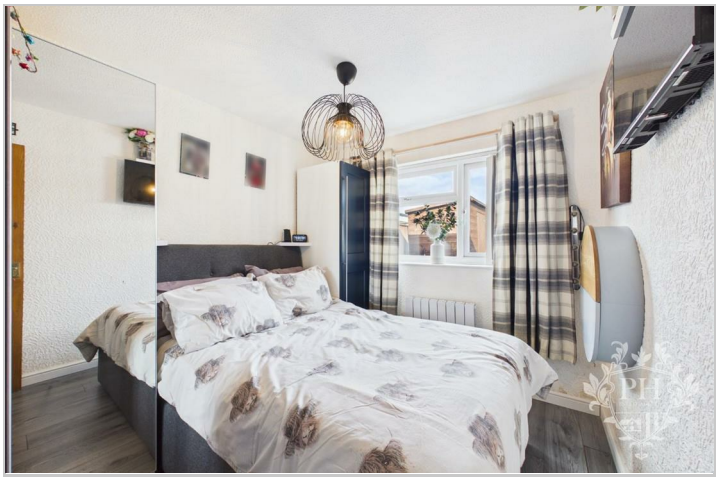
Once you're ready to make an offer:

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.

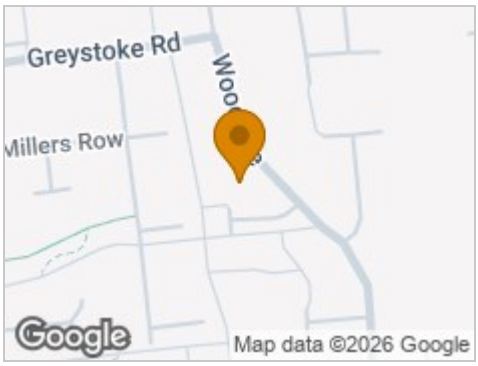








Road Map



Hybrid Map



Terrain Map



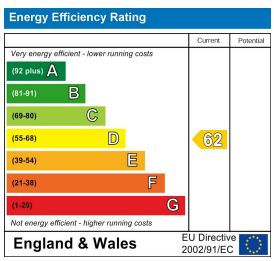
Floor Plan



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.

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