PH ESTATE AGENTS



# 145 Oak Road

, Redcar, TS10 3RE

## Offers In The Region Of £90,000

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### ENTRANCE

4'9 x 5'6 (1.45m x 1.68m)

Step into a welcoming atmosphere through a pristine white uPVC door, leading into a spacious, enclosed entryway. This area is enhanced by a professional reception desk and a large window positioned on the side, allowing ample natural light to stream in. The floor is comfortably carpeted, and the walls are painted in a neutral white, creating an inviting ambiance. An interior door opens up to the heart of this location - the main salon. While already functional, this space offers the potential for modern updates to keep up with current trends.

### MAIN SALON AREA

31'4 x 11'9 (9.55m x 3.58m)

The main salon is impressively large and equipped with everything necessary for a thriving beauty business. It boasts a second reception desk, a portable hairdryer hood, several backwash basins, and a shelving unit adorned with beauty mirrors. The room is surrounded by large windows on the front and rear, ensuring a flood of daylight for an uplifting work environment. A storage heater is also installed for those chillier days, guaranteeing comfort all year round.

### STAFF ROOM

12'2 x 6'2 (3.71m x 1.88m)

A dedicated staff room offers the perfect retreat for relaxation, thoughtfully furnished with a dining table and chairs for comfortable breaks. A large bow window on the side bathes the space in natural light and adds a welcoming charm, while two single storage wardrobes provide ample space for personal belongings.

### KITCHEN

8'3 x 6'4 (2.51m x 1.93m)

Situated at the rear of the property, the kitchen offers a practical space equipped with a sink, fridge, and facilities for making tea and coffee—ideal for meeting everyday needs during busy workdays. An external side door not only provides easy access but also serves as an emergency fire exit, ensuring safety and peace of mind.

### W C

3'4 x 6'1 (1.02m x 1.85m)

The cloakroom/WC, conveniently accessed from the kitchenette, features a toilet and basin, with a small frosted window that ensures privacy. This property is brimming with potential for a successful salon business—inviting you to imagine the possibilities. Seize the opportunity; this could be the space you've been looking for.

### Important Information

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.

Property Details - Comprising in brief from entrance way, living room with feature open fire, dining kitchen, multi-use room to the rear with French doors to the rear yard, two double bedrooms, bathroom, boarded loft with access from bedroom two, combination boiler central heating system and UPVC double glazed windows/multi-locking external doors.

Auction Information - This property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The successful purchaser will pay £300 inc VAT for this pack.

The successful purchaser signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.









## Road Map



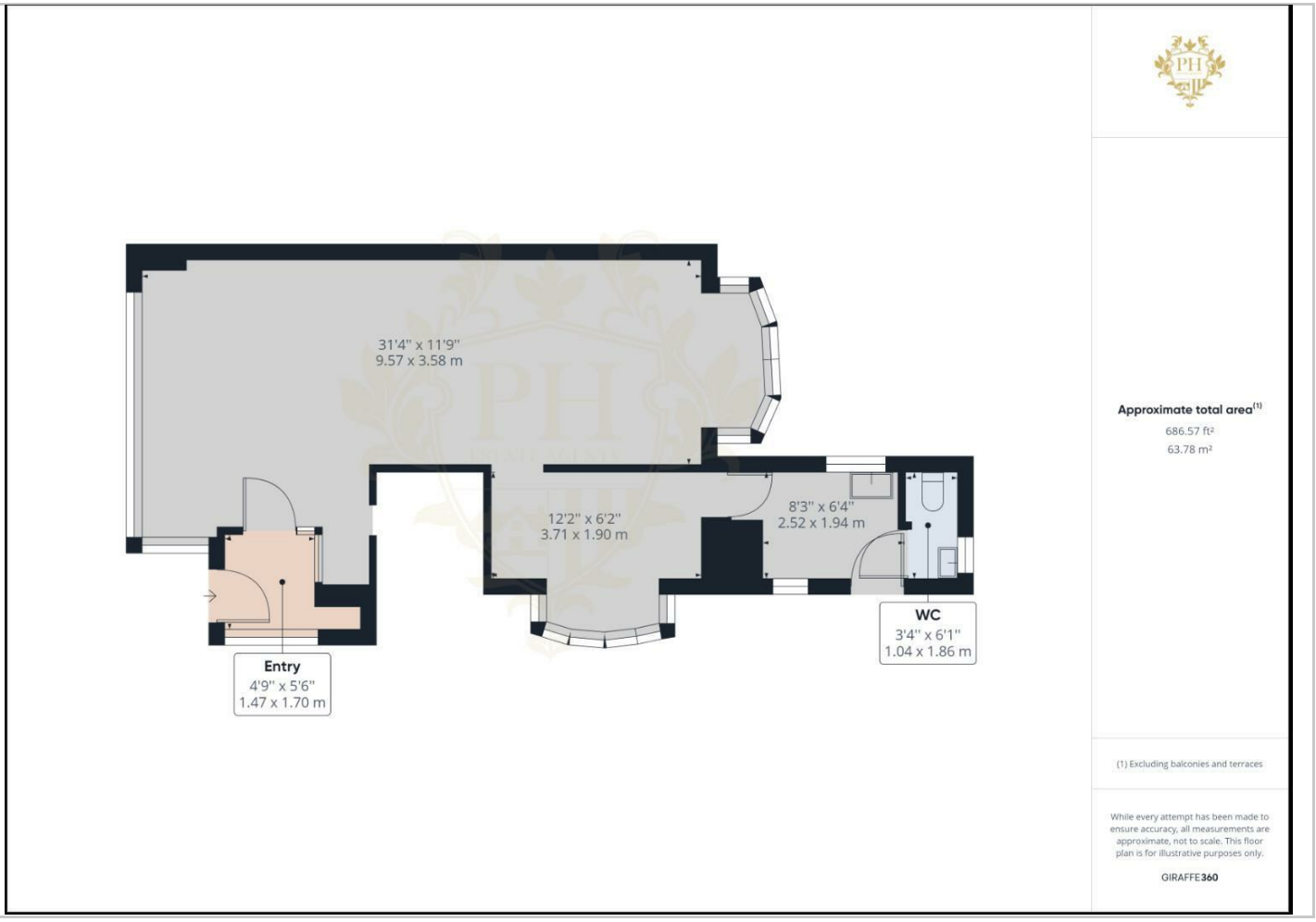

## Hybrid Map




## Terrain Map



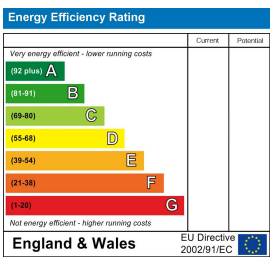

## Floor Plan




## 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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