



PH ESTATE AGENTS



15 Warwick Road  
, Redcar, TS10 2ER

£159,950



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## HALLWAY

5'10" x 14'3" (1.78m x 4.34m)

Step through the front garden and you'll find yourself in a spacious hallway, flooded with natural light. From here, you have direct access to two inviting reception rooms, a generous kitchen-diner perfect for gatherings, a convenient ground floor w.c, and the staircase leading up to the first floor.

## RECEPTION ROOM

13'1" x 11'9" (3.99m x 3.58m)

The first reception room sits at the front of the house, welcoming in plenty of natural light through its elegant bay window. There's ample space for a comfortable two-piece suite, along with extra storage units to keep things tidy. A classic fire surround adds a cozy focal point, and a radiator ensures the room stays warm and inviting year-round.

## SECOND RECEPTION ROOM

11'9" x 12'5" (3.58m x 3.78m)

The second reception room is tucked away at the back of the house, offering a quiet retreat from the main living areas. There's ample space here for a comfortable two-piece suite, with room left over for extra storage units or shelving to keep everything tidy. A large window frames a pleasant view of the rear garden, letting in plenty of natural light, while a radiator ensures the space stays warm and inviting year-round.

## KITCHEN DINER

7'3" x 19'7" (2.21m x 5.97m)

The kitchen is outfitted with a generous selection of light-colored wall cabinets, base units, and spacious drawers, all set off by striking dark countertops that create a modern contrast. A built-in electric oven sits neatly beneath a gas hob, making meal prep both convenient and efficient. Natural light pours in through a side window, brightening the space and enhancing its welcoming atmosphere. The kitchen seamlessly flows into the dining area, which offers ample room for a dining table—perfect for family meals or entertaining guests. French doors open directly onto the deck, inviting the outdoors in, while an additional window brings even more sunlight into the room.

## GROUND FLOOR W.C

2'7" x 3'5" (0.79m x 1.04m)

Tucked neatly beneath the staircase, the ground floor w.c. features a compact two-piece suite, including a space-saving corner sink and a low-level toilet. A frosted window along the side wall allows in natural light while maintaining privacy, giving the room a bright yet secluded feel.

## LANDING

2'8" x 7'9" (0.81m x 2.36m)

From the landing, you'll find doors leading to three generously sized bedrooms, a well-appointed family bathroom, and convenient access to the loft. Natural light pours in through a side window, brightening the entire space and offering a pleasant view.

## BEDROOM ONE

12'0" x 11'10" (3.66m x 3.61m)

The first bedroom sits at the front of the house, where sunlight spills in through a generous window, casting a warm glow across the room. There's plenty of space here for a double bed, along with larger wardrobes or storage units, so you don't have to compromise on comfort or organization. A radiator beneath the window ensures the room stays cozy, even on colder days.

## BEDROOM TWO

11'9" x 12'4" (3.58m x 3.76m)

Tucked away at the back of the property, the second bedroom offers a generous layout with enough room for a double bed and sizable storage options. Sunlight filters in through the window, while a radiator keeps the space comfortable year-round.

## BEDROOM THREE

7'1" x 7'10" (2.16m x 2.39m)

The third bedroom is positioned at the front of the house, where natural light pours in through a well-sized window overlooking the street. The room comfortably fits a single bed, with enough space left for a small wardrobe or shelves. Its radiator sits beneath the window, keeping the room warm and cozy during cooler months.

## FAMILY BATHROOM

7'1" x 8'6" (2.16m x 2.59m)

The bathroom is spacious, offering plenty of room to move around. There's a classic three-piece suite: a deep, paneled bathtub with a glass shower screen, a hand basin set into a broad countertop, and a low-profile toilet. Natural light filters in through a frosted window, softening the space and ensuring privacy. A radiator sits beneath the window, keeping the room warm and comfortable.

## EXTERNAL

This home features spacious front, side, and rear gardens, providing plenty of room for outdoor living and gardening. There's a private driveway leading up to a detached garage, perfect for parking or extra storage. Located only a few minutes' drive from local shops, schools, and the heart of Redcar town centre, it's ideal for anyone looking for both convenience and a bit of green space.

## 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

Tel: 01642 688814

- 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

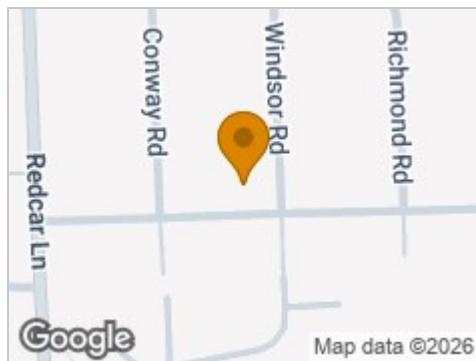
consent has been obtained. Buyers must make their own enquiries.

- 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.

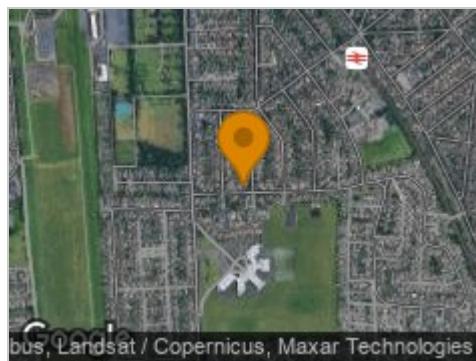
For further details or clarification, please contact our office directly.



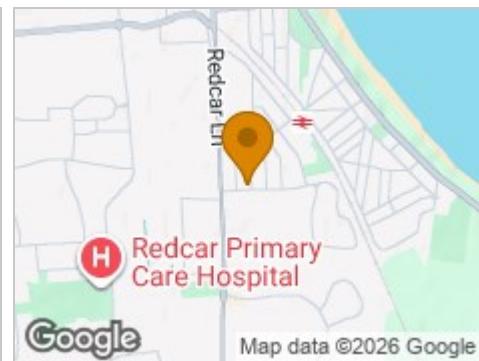
## Road Map



## Hybrid Map



## Terrain Map



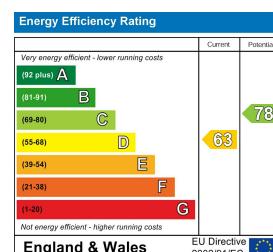
## Floor Plan



## 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.