



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
AVAILABLE ON REQUEST

ENQUIRE NOW FOR MORE DETAILS

ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

25 Dale Street

New Marske, Redcar, TS11 8EJ

£72,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

- the purchaser fails to complete the transaction within two months of the offer being accepted; or
- the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Hallway

A welcoming entrance hallway providing access to the main living accommodation, with stairs rising to the first floor. A bright and

practical entrance space offering access to the ground floor rooms.

Lounge

A generously sized and versatile reception room featuring a front-facing window allowing plenty of natural light. The room offers ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining.

Dining Room

A useful additional reception room offering flexible accommodation to suit a variety of needs, such as a dining room, home office, hobby room or occasional sitting room. The room enjoys views over the rear yard and provides access to the kitchen.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen provides space for freestanding appliances and benefits from a door leading directly out to the rear yard.

Bedroom 1

A spacious double bedroom positioned to the front of the property, offering ample space for a double bed and additional bedroom furniture. The room benefits from a large

window allowing plenty of natural light, creating a bright and comfortable living space.

Bedroom 2

A well-proportioned second bedroom overlooking the rear of the property. Ideal as a child's bedroom, guest room or home office, with space for bedroom furniture and a pleasant outlook.

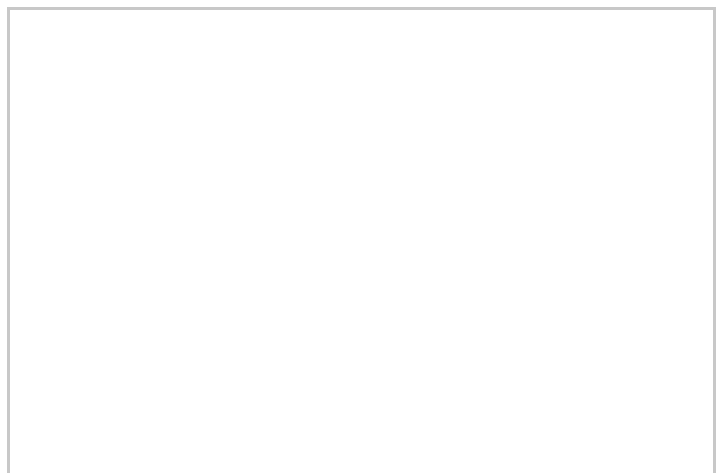
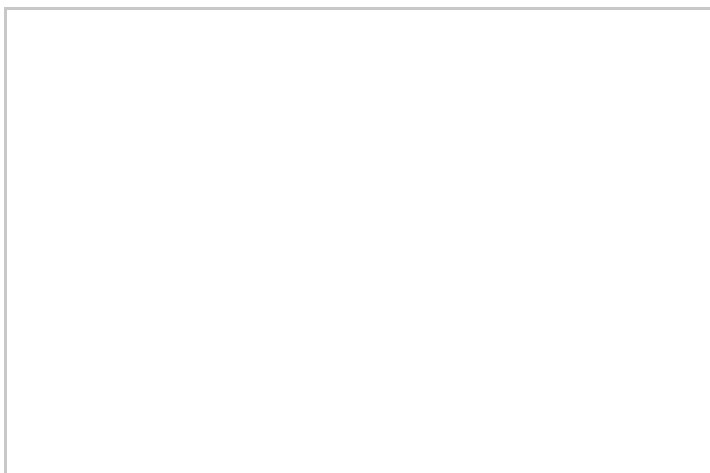
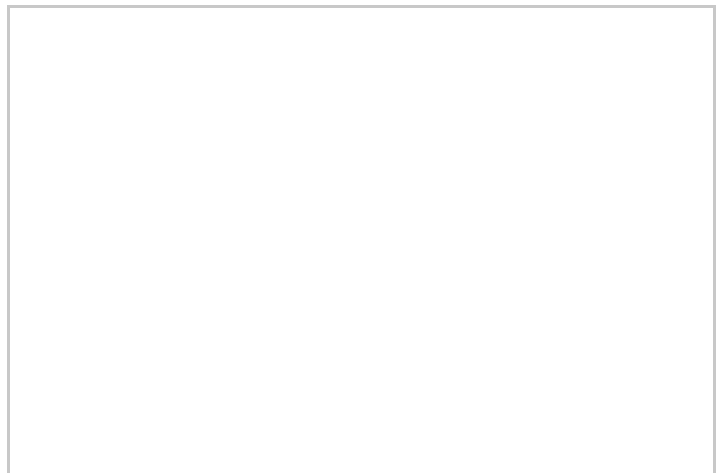
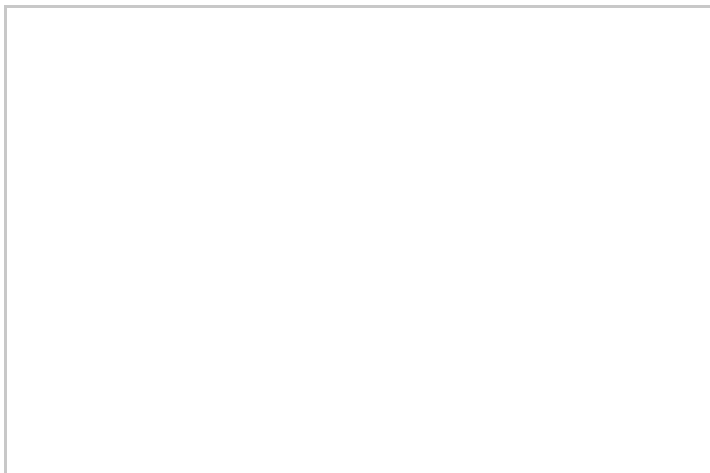
Bathroom

A generously sized family bathroom fitted with a panelled bath incorporating a shower over, wash hand basin and low-level WC. The room also benefits from a window providing natural light and ventilation.

External Yard

An enclosed private rear yard offering low-maintenance outdoor space with gated rear access. The yard provides excellent potential

to create an attractive seating area or practical outdoor space



Road Map



Hybrid Map



Terrain Map



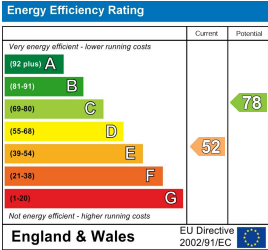
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 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.