PH ESTATE AGENTS



# 46 Park Avenue

, Redcar, TS10 3LD

Offers In The Region Of £149,950 3 1 1





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### HALLWAY

9'3" x 3'11" (2.82m x 1.19m )

Step through the white UPVC double glazed front door and into a bright, welcoming hallway that sets the tone for the rest of the home. From here, you have easy access to the reception room, the kitchen/dining room, and the staircase leading to the first floor — with a handy storage cupboard hidden on the stairs, perfect for keeping everyday essentials out of sight.

### RECEPTION ROOM

13'3" x 12'2" (4.04m x 3.71m )

The reception room is generously sized, comfortably accommodating a two-piece suite alongside additional storage units. Natural light filters through the UPVC double glazed window, while a classic fire surround with an electric fire adds warmth and character to the space. Underfoot, sleek laminate flooring runs throughout, and a radiator ensures the room stays cosy year-round. Double doors open seamlessly into the kitchen/dining room beyond, creating a natural flow between the living spaces.

### KITCHEN/ DINING ROOM

8'11" x 18'10" (2.72m x 5.74m)

To the right of the room, the kitchen area is fitted with an attractive range of cream wall, base and drawer units, complemented by sleek chrome handles and warm wood effect worktops. A built-in electric oven sits beneath a gas hob, while generous space is provided for free-standing appliances. Natural light filters through a UPVC double glazed window, giving the space a bright and functional feel.

To the left, the dining area offers a comfortable and inviting space, easily accommodating a full dining table and chairs — ideal for family meals and entertaining. A double radiator keeps the room warm throughout the colder months, and elegant French doors open directly onto the rear garden, flooding the space with light and creating a seamless connection between indoor and outdoor living.

### LANDING

7'10" x 8'10" (2.39m x 2.69m)

The landing is a welcoming space, featuring a UPVC double glazed window that fills the area with natural light, and soft carpet underfoot. From here, you'll find access to the property's three bedrooms, the family bathroom, and the loft above.

### BEDROOM ONE

13'6" x 10'10" (4.11m x 3.30m)

The first bedroom sits at the front of the property, a well-proportioned room with enough space to comfortably fit a double bed and larger storage units. A UPVC double-glazed window lets in natural light, while the radiator keeps things warm year-round. Underfoot, fresh grey carpet adds a clean, modern feel, and a feature fire surround gives the room a real sense of character.

### BEDROOM TWO

8'8" x 10'11" (2.64m x 3.33m )

The second bedroom, positioned at the rear of the property, is a comfortable and versatile space that can easily accommodate a double bed alongside larger storage units. Natural light filters in through a UPVC double glazed window, while a radiator ensures the room stays warm year-round. Soft carpet underfoot adds to the room's cosy feel, making it a welcoming retreat for guests or family alike.

### BEDROOM THREE

8'5" x 8'8" (2.57m x 2.64m)

The third bedroom sits at the front of the property, bathed in natural light from its UPVC double glazed window. Cosy and well-suited for a single bed, the room offers enough space for select storage furniture, while the radiator ensures warmth year-round. Soft carpet underfoot adds a comfortable, homely feel.

### FAMILY BATHROOM

5'7" x 8'9" (1.70m x 2.67m)

The family bathroom is fitted with a classic three-piece suite, featuring a full-sized panelled bath complete with shower attachments and tiled surround. A hand basin and low-level W.C. complete the suite. Natural light filters through a frosted UPVC double-glazed window, ensuring both privacy and brightness, while a radiator keeps the room comfortably warm throughout the year.

### EXTERNAL

The property boasts a generous front garden, which — with the addition of a dropped curb — could easily be converted into a private driveway. To the rear, a well-maintained garden provides a lovely outdoor retreat, complete with a garage offering practical storage or parking. Perfectly positioned, the property is just a short stroll from Redcar's scenic seafront, with a range of local amenities and schools close at hand.

### 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.

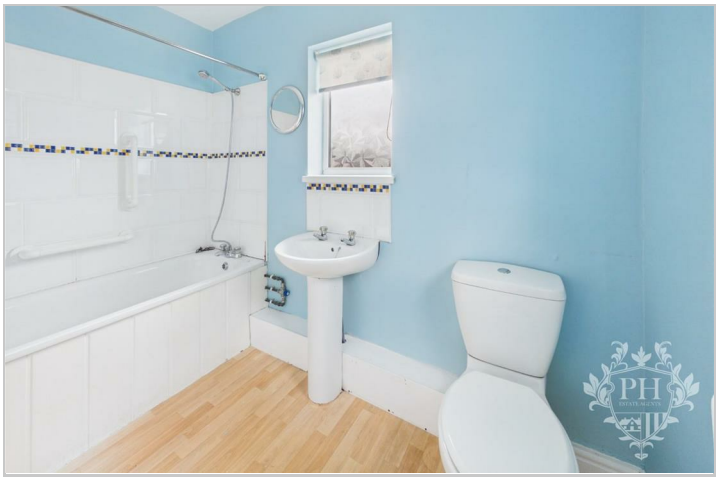
• Decision in principle from your lender.

• 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.









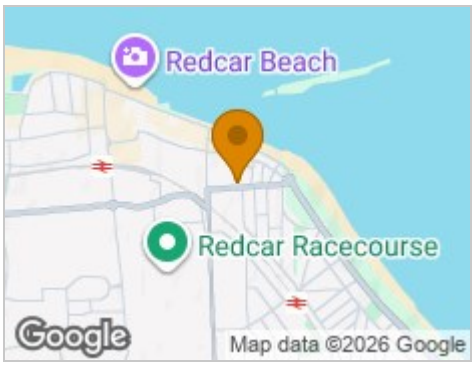
## Road Map



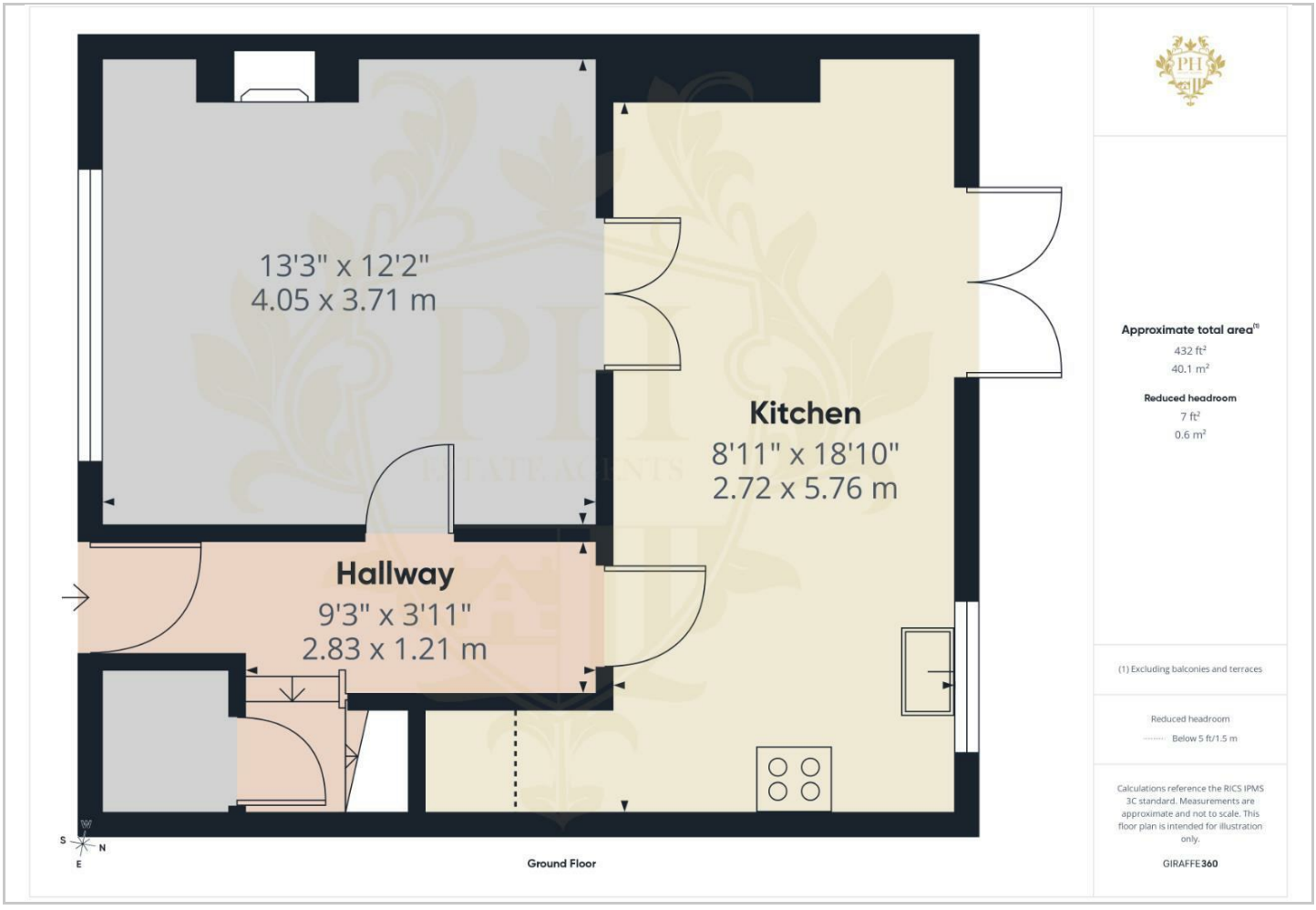

## Hybrid Map




## Terrain Map



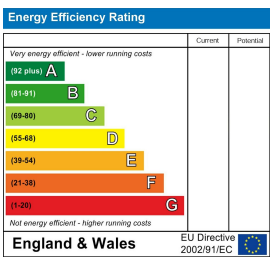

## Floor Plan




## 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

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