

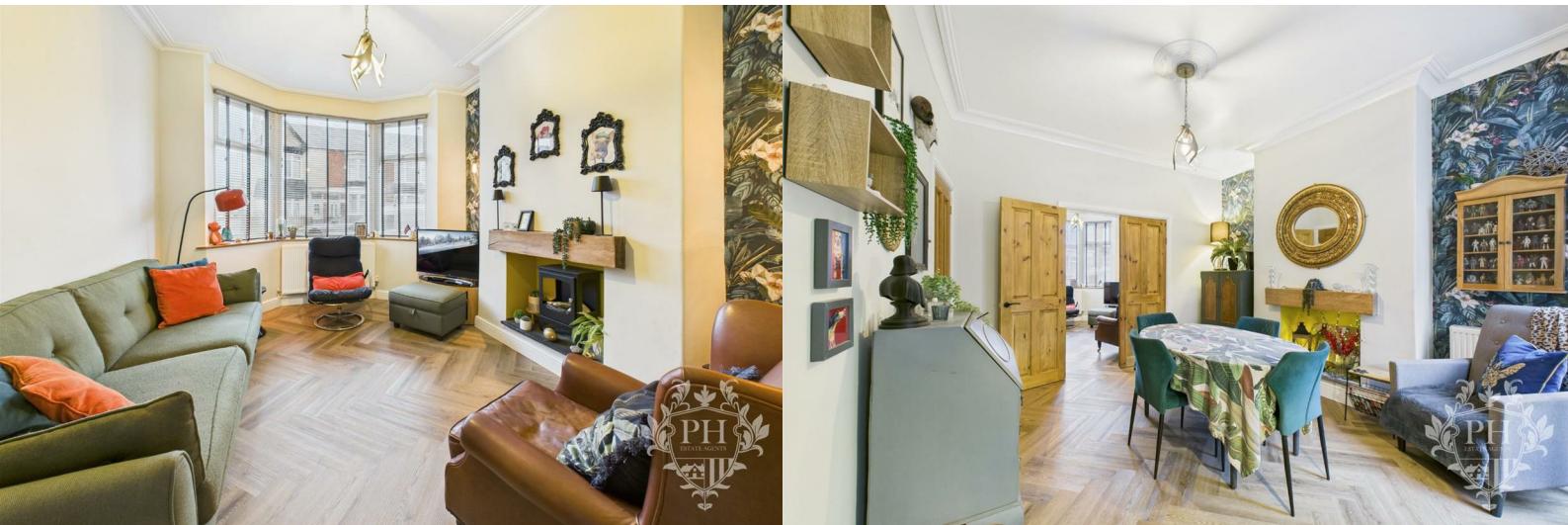


PH ESTATE AGENTS



37 Lumley Road  
, Redcar, TS10 2BB

£150,000



# 37 Lumley Road

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## HALLWAY

3'2" x 9'4" (0.97m x 2.84m)

Stepping through a pastel green composite door, you leave the front garden behind and enter a sunlit, elongated hallway. The high ceilings give the space an airy, open feel, while the sleek, modern flooring stretches ahead, guiding you toward both the welcoming dining room and the stairs to the first floor.

## RECEPTION ROOM

10'1" x 13'0" (3.07m x 3.96m)

Located at the front of the property, the reception room offers a welcoming and spacious setting, easily fitting a three-piece suite along with extra storage units without feeling crowded. Sunlight pours in through a large UPVC double glazed bay window, creating a bright and airy atmosphere. A stylish fire surround serves as a focal point, adding both warmth and character to the room. Modern flooring stretches seamlessly from the reception area into the adjoining dining room, accessible through a set of elegant double internal doors that enhance the open, connected feel of the living space.

## DINING ROOM

11'8" x 11'8" (3.56m x 3.56m)

At the heart of the ground floor, the dining room unfolds as a spacious and inviting hub. There's plenty of room for a generous dining table, along with sideboards or display cabinets that add both function and style. Sunlight pours in through modern French doors that open directly to the rear yard, while sleek, contemporary flooring gives the space a polished feel. The dining room connects seamlessly to the kitchen and offers convenient access to the ground floor w.c., making it a practical spot for both everyday meals and lively gatherings.

## GROUND FLOOR W.C.

3'0" x 5'6" (0.91m x 1.68m)

The ground floor w.c. opens directly off the dining room and features a modern two-piece suite, with a sleek hand basin set atop built-in storage and a low-level w.c. The space is finished with crisp, half-height white brick wall tiles that add a fresh, clean feel, and includes a convenient storage cupboard for keeping toiletries or cleaning essentials neatly tucked away, whilst also gaining access to the understair storage cupboard.

## KITCHEN

9'1" x 18'8" (2.77m x 5.69m)

The kitchen features a striking combination of navy and light grey base and wall units, each finished with elegant brushed nickel handles that add a touch of warmth and sophistication. Expansive, light marble-effect worktops run the length of the space, creating a bright contrast against the cabinetry and offering plenty of room for meal preparation. Integrated appliances, including a sleek double oven and a modern ceramic hob, blend seamlessly into the design for a streamlined look, as well as a Fridge freezer, dishwasher and microwave. There's ample space for a dining table, perfect for casual meals or entertaining guests. Natural light pours in through two large UPVC double-glazed windows, positioned on either side of the room, while a matching door provides access to the rear yard, making indoor-outdoor living both easy and inviting.

## LANDING

5'3" x 5'9" (1.60m x 1.75m)

At the split-level landing, sunlight filters onto plush carpeting and freshly painted walls that rise up to high ceilings, creating an airy, open feel. From here, you can step into any of the three generously sized bedrooms, the inviting family bathroom, or head up toward the loft.

## BEDROOM ONE

13'5" x 10'8" (4.09m x 3.25m)

The first bedroom sits at the front of the house, catching plenty of natural light through a wide UPVC double-glazed bay window. Spacious enough to comfortably fit a king-size bed and generous storage pieces, the room features two charming alcoves perfect for shelving or display. A substantial radiator ensures the space stays warm and inviting year-round.

## BEDROOM TWO

8'2" x 11'5" (2.49m x 3.48m)

The second bedroom is located at the heart of the first floor, offering a generously sized room that easily accommodates a double bed along with ample space for larger storage units. Natural light fills the space through a modern UPVC double-glazed window, while a well-placed radiator ensures the room stays cozy. Soft carpeting underfoot adds a touch of comfort, making this an inviting and practical living area.

## BEDROOM THREE

8'4" x 6'4" (2.54m x 1.93m)

The third bedroom sits quietly at the back of the house, offering a bit more privacy. It's just the right size for a small double bed, with space for a few storage units—though not too many. The floor is carpeted, making the room feel warm and comfortable, while a modern radiator keeps things cozy. Natural light streams in through a UPVC double-glazed window, brightening the space and adding to its inviting feel.

## FAMILY BATHROOM

5'6" x 6'7" (1.68m x 2.01m)

The family bathroom features a sleek, contemporary three-piece suite, thoughtfully designed for both comfort and style. At its heart is a spacious walk-in shower, enclosed by a clear glass screen and fitted with a modern thermostatic-controlled shower, perfect for adjusting the water to your ideal temperature. The hand basin sits atop a set of high-gloss grey drawers, offering a striking contrast and plenty of space to store everyday essentials out of sight. A low-level WC completes the suite, blending seamlessly with the room's clean lines.

Glossy white brick tiles wrap around the walls, reflecting light and giving the space a bright, airy feel. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness. A wall-mounted radiator keeps the room warm and inviting, while an additional storage cabinet provides even more space to keep toiletries and towels neatly organized. The overall effect is a bathroom that feels both functional and luxurious, with every detail carefully considered.

## EXTERNAL

The property features a charming front garden, bordered by a classic brick wall and accessed through a welcoming gate. To the side, you'll find a convenient garage, while the back of the property boasts a secure rear yard—ideal for relaxing or entertaining outdoors. Ideally situated, this home is just a few minutes by car or a pleasant walk from local shops, schools, and the heart of Redcar, making daily errands and outings effortless.

Tel: 01642 688814

## 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.

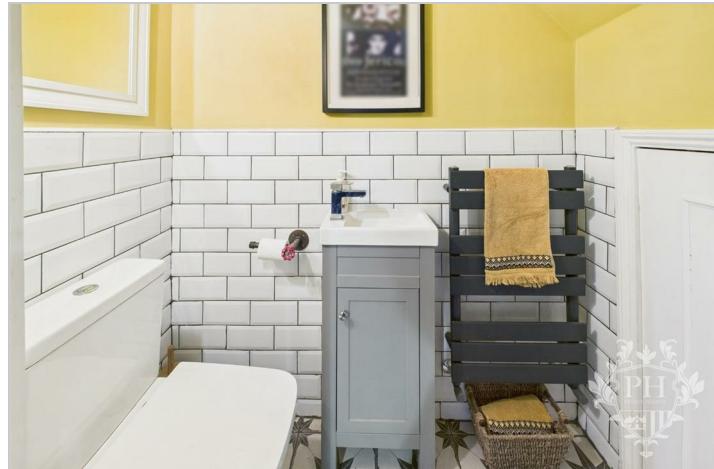
#### Terms & Conditions / Disclaimers

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.