

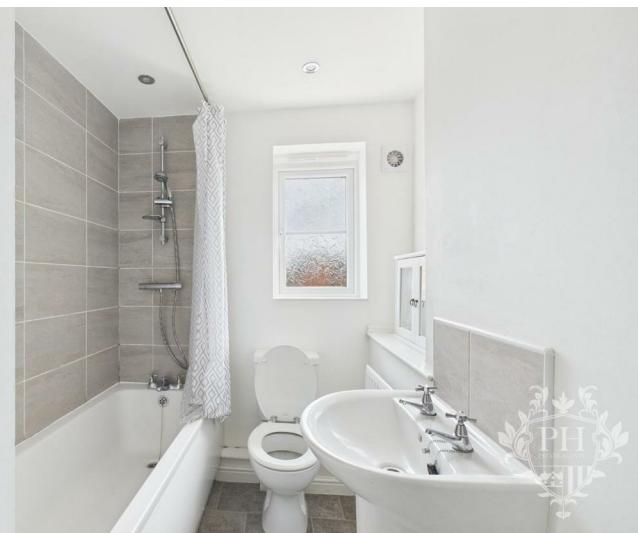


PH ESTATE AGENTS



25 Ryehills Close
, Redcar, TS10 2FA

£135,000



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ENTRANCE

4'6" x 3'5" (1.37m x 1.04m)

Stepping through a crisp white composite door, you find yourself in a spacious hallway. This inviting entryway leads directly to the ground floor's convenient w.c. and opens into the welcoming reception room beyond.

GROUND FLOOR W.C

5'1" x 3'5" (1.55m x 1.04m)

The ground floor w.c features a modern two-piece suite, consisting of a sleek hand basin and a low-level toilet. A radiator provides warmth to the space, while a frosted UPVC double glazed window lets in natural light without compromising privacy.

RECEPTION ROOM

14'0" x 12'5" (4.27m x 3.78m)

The reception room greets you at the front of the property, instantly setting a welcoming tone. It's spacious enough to comfortably fit a generous corner sofa, along with multiple storage units, without feeling crowded. Sunlight pours in through two large UPVC double glazed windows, illuminating the space and highlighting the stylish feature wall. A modern radiator keeps the room cozy year-round. From here, you have easy access to both the kitchen and the staircase leading up to the first floor, making this room a central hub for the home.

KITCHEN

7'7" x 12'2" (2.31m x 3.71m)

The kitchen features a striking combination of deep navy cabinets and drawers—both along the walls and beneath the counters—creating a bold, modern look. Light-colored worktops run the length of the units, offering a bright contrast and plenty of space for meal preparation. Integrated seamlessly into the cabinetry is a built-in oven, topped with a sleek gas hob for easy cooking. There's ample room to accommodate free-standing appliances such as a fridge and washing machine, making the space highly functional. An understair storage cupboard provides a practical spot to tuck away cleaning supplies or pantry items. Natural light streams in through a UPVC double glazed window, and a matching door opens directly onto the rear garden, blending indoor comfort with outdoor access.

LANDING

6'1" x 5'9" (1.85m x 1.75m)

The landing gains access to the two spacious bedrooms and family bathroom.

BEDROOM ONE

10'4" x 12'3" (3.15m x 3.73m)

The first bedroom faces the front of the property, welcoming in plenty of natural light through its two large UPVC double glazed windows. There's ample space for a double bed, as well as larger wardrobes or dressers, making it easy to create a comfortable and organized retreat. The room is finished with a sleek grey carpet underfoot, and a radiator ensures it stays cozy year-round.

BEDROOM TWO

7'8" x 12'6" (2.34m x 3.81m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat with enough room for a comfortable double bed along with compact storage options like a dresser or bedside tables. A large UPVC double glazed window lets in plenty of natural light while keeping the space quiet and cozy, and the soft grey carpet underfoot adds a touch of modern comfort. A radiator ensures the room stays warm year-round, making it an inviting place to unwind.

FAMILY BATHROOM

5'3" x 6'1" (1.60m x 1.85m)

The family bathroom features a classic three-piece suite, including a sleek panelled bathtub fitted with a thermostat-controlled shower for comfortable bathing. A modern hand basin provides plenty of space for daily routines, while the low-level toilet is designed for both style and practicality. The walls are partially tiled, adding a touch of elegance and making cleaning easy. A radiator keeps the space warm and inviting, and a frosted UPVC double-glazed window allows in plenty of natural light while maintaining privacy.

EXTERNAL

The property provides convenient on-street parking and boasts a spacious rear garden, perfect for relaxing outdoors or entertaining guests. Located just a few minutes' drive from a range of local amenities, reputable schools, and the scenic Redcar seafront, it combines everyday practicality with easy access to leisure and community activities.

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.

Tel: 01642 688814

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.

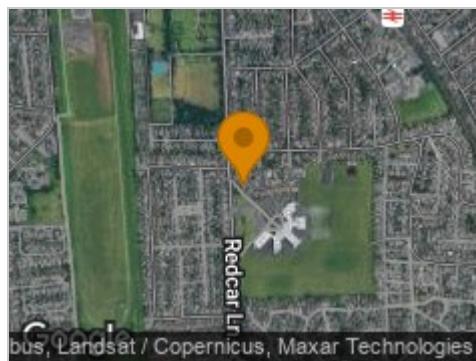
For further details or clarification, please contact our office directly.



Road Map



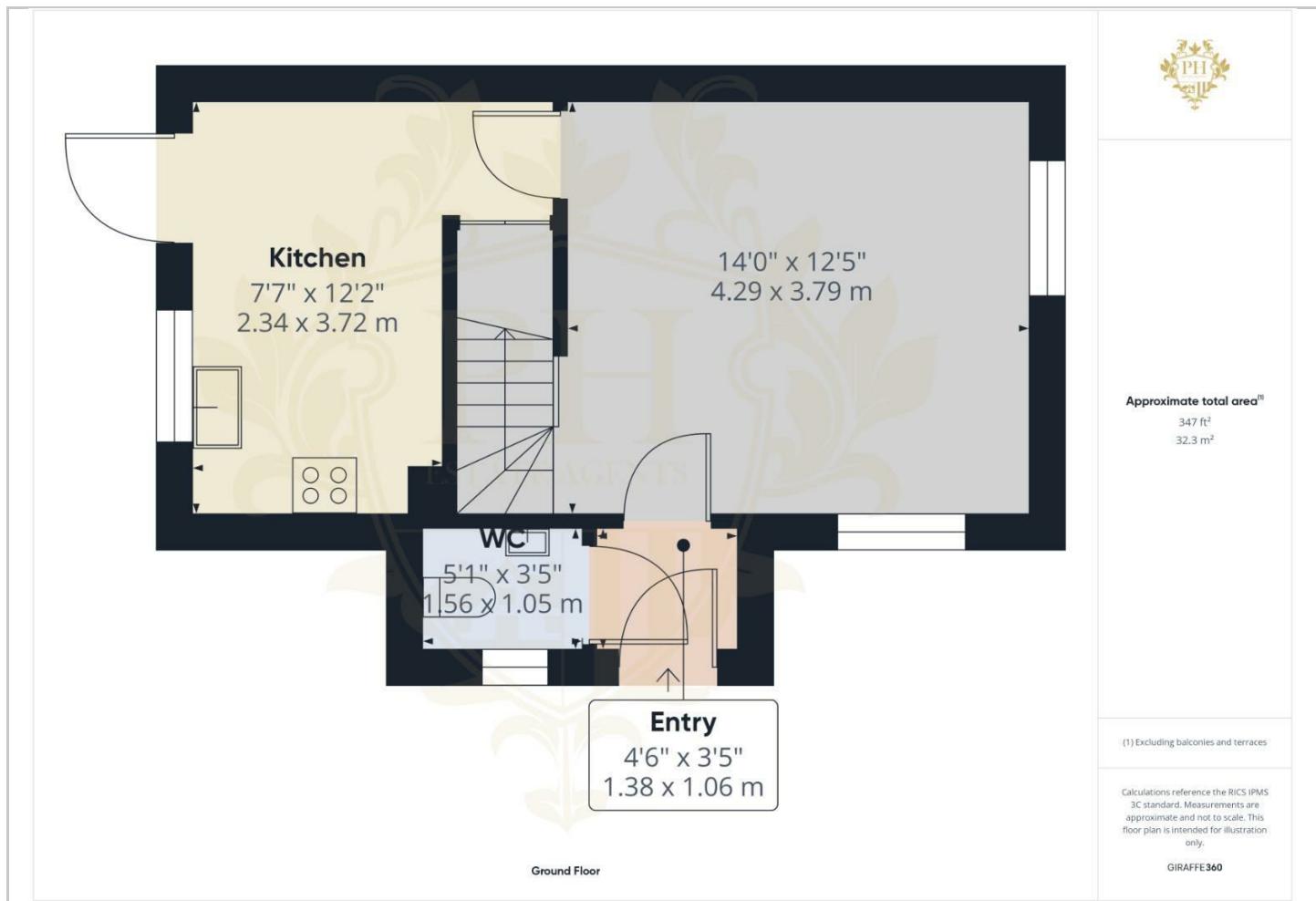
Hybrid Map



Terrain Map



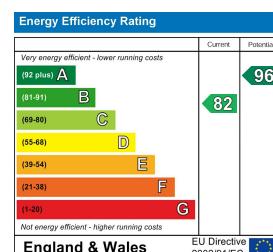
Floor Plan



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.