



20 Lorton Road  
 , Redcar, TS10 4LY

£210,000

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## 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.

## ENTRANCE

6'6" x 5'10" (1.98m x 1.78m)

Step through the stylish composite front door, perfectly complementing the beautifully maintained front garden, into a generously sized hallway. This welcoming space provides access to the reception/dining room, a convenient ground floor shower room, and the first floor via the staircase.

## RECEPTION/ DINING ROOM

28'0" x 12'6" (8.53m x 3.81m)

The expansive reception and dining room seamlessly merges functionality with style, providing ample space to comfortably accommodate both living and dining furniture. The room's clean lines and minimalist aesthetic create a sense of openness, enhanced by the abundance of natural light pouring in through the UPVC bay window at the front. French doors at the rear invite you to step into the sunroom, effortlessly extending the living area outdoors.

## CONSERVATORY

6'5" x 9'4" (1.96m x 2.84m)

Positioned ideally at the back of the reception/dining room, the conservatory offers stunning views of the beautifully paved garden. This sun-filled space boasts a dwarf wall surround complemented by UPVC double glazed windows and French doors, seamlessly connecting the indoors to the outdoors.

## CENTRAL HALLWAY

2'7" x 2'10" (0.79m x 0.86m)

The central hallway gains access to the ground floor bedroom and kitchen.

## KITCHEN

10'8" x 8'5" (3.25m x 2.57m)

The kitchen is a showcase of modern style and functionality, featuring a beautifully presented array of sleek wall, base, and drawer units. These units are thoughtfully equipped with built-in appliances, designed to enhance convenience and streamline your cooking experience. The room is bathed in natural light pouring in through the expansive UPVC double glazed window, while the radiator ensures a cozy atmosphere. A handy door provides direct access to the side porch, offering a seamless transition between indoor and outdoor spaces.

Tel: 01642 688814

### BEDROOM ONE

9'11" x 13'11" (3.02m x 4.24m )

The spacious ground floor bedroom effortlessly accommodates a double bed and ample storage, ensuring a comfortable living area. Natural light pours in through the UPVC double glazed window, and the radiator provides cozy warmth.

### GROUND FLOOR BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

The ground floor bathroom features a sleek three-piece suite, complete with a spacious double walk-in shower cubicle. The cubicle is equipped with a thermostatically controlled shower, providing the perfect temperature every time. The suite also includes a handy toilet and basin combination unit, complete with built-in storage to keep essentials within easy reach. Natural light floods in through the frosted UPVC double glazed window, ensuring privacy while brightening the space.

### LANDING

6'4" x 4'9" (1.93m x 1.45m)

The landing gains access to the two spacious bedrooms and benefits from a UPVC double glazed window for light with the space needed for additional storage.

### BEDROOM TWO

14'4" x 12'4" (4.37m x 3.76m)

The spacious second bedroom, located on the first floor, boasts ample space for a comfortable double bed. Natural light floods in through the modern UPVC double-glazed window, brightening the room. The built-in storage system ensures your belongings stay organized and out of sight, while the radiator provides cozy warmth on chilly days.

### BEDROOM THREE

11'4" x 8'7" (3.45m x 2.62m)

The third bedroom, situated on the first floor, is a spacious double room that boasts a large UPVC double glazed window, allowing for an abundance of natural light to flood the space. The room also features a radiator for cozy warmth and ample space for storage solutions, making it an ideal retreat.

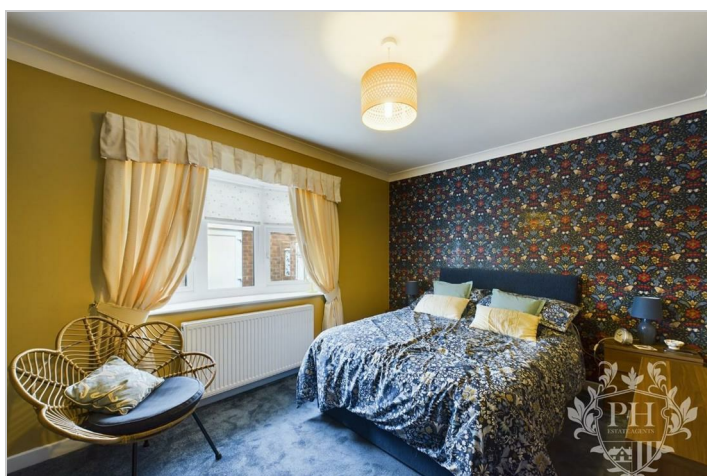
### FIRST FLOOR BATHROOM

6'2" x 8'3" (1.88m x 2.51m)

The first floor bathroom boasts a sleek three-piece suite, designed with both style and functionality in mind. The walk-in shower cubicle features a luxurious thermostatically controlled shower system, ensuring the perfect temperature every time. The combination toilet and hand basin unit provides convenient storage, keeping essentials within easy reach. A UPVC double glazed window allows for ample natural light and ventilation. The overall design creates a bright, modern space ideal for starting your day or unwinding after a long evening.

### EXTERNAL

Welcome to a property that perfectly balances form and function, starting with its expansive front garden. Imagine having ample room for three cars to park off-street, plus a convenient garage for additional storage. The front exterior is enhanced by a charming dwarf wall, beautifully complemented by lush shrubs and a vibrant grassed area. But the outdoor delights don't stop there. The rear garden is a haven of relaxation, cleverly designed with low-maintenance block paving. Whether you envision al fresco dining, a children's play area, or simply a peaceful retreat, this generous space is ready for your personal touch.





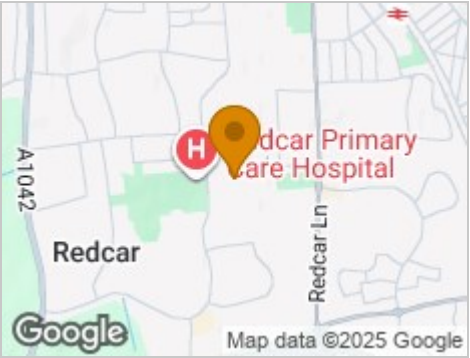
Road Map



Hybrid Map



Terrain Map



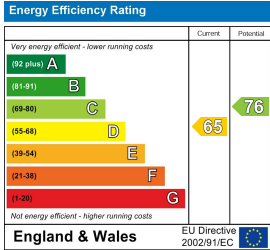
Floor Plan



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.