PH ESTATE AGENTS

24 Herschell Street

, Redcar, TS10 2AG

Offers Over £82,000

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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

3'8" x 4'5" (1.12m x 1.35m)

Entering through a White UPVC double glazed door into an ample size hallway which gains access to the reception room.

RECEPTION ROOM

13'4" x 13'4" (4.06m x 4.06m)

Warm and welcoming, the reception room strikes a perfect balance between cozy and practical. Sunlight streams through the large UPVC double-glazed window, brightening the well-proportioned space that easily accommodates a two-piece suite with room to spare for accent furniture. A modern radiator keeps the room comfortable year-round, while convenient doorways lead to both the kitchen and the first-floor staircase, making this space a natural hub for daily life.

KITCHEN

9'0" x 13'6" (2.74m x 4.11m)

Light streams through the UPVC double-glazed window and French doors, brightening a thoughtfully designed kitchen that opens directly onto the garden. Sleek wall-mounted cabinets stretch overhead, while sturdy base units and deep drawers provide abundant storage below. There's plenty of room for your favorite appliances too — whether that's a professional-grade range or that stand mixer you've been eyeing. The French doors aren't just practical; they blur the line between indoor and outdoor living, perfect for summer entertaining or keeping an eye on the kids while you prep dinner.

LANDING

7'4" x 5'10" (2.24m x 1.78m)

The landing gains acess to the two spacious bedrooms, family bathroom and loft space.

BEDROOM ONE

8'5" x 13'7" (2.57m x 4.14m)

Bathed in natural light from a large UPVC double-glazed window, the front-facing bedroom offers a cozy retreat. This well-proportioned room easily accommodates a double bed while leaving space for bedside tables and compact storage solutions. The strategically placed radiator keeps the space warm during chilly evenings, while the room's position at the front of the property provides views of the neighborhood. The neutral walls serve as a blank canvas, ready for personal touches to transform this space into a comfortable sanctuary.

BEDROOM TWO

13'10" x 8'3" (4.22m x 2.51m)

Tucked away at the back of the property, the peaceful second bedroom catches soft natural light through its modern UPVC double-glazed window. This cozy space comfortably fits a small double bed while leaving room for essential storage pieces like a compact dresser or bedside table. The well-placed radiator keeps the room warm and inviting during cooler months, making it perfect for a guest room or home office setup. Its rear position offers added privacy and a quieter environment, away from street noise.

FAMILY BATHROOM

7'11" x 4'9" (2.41m x 1.45m)

Step into a well-appointed family bathroom featuring a classic three-piece suite. The centerpiece is a paneled bathtub equipped with shower attachments, perfect for both quick morning showers and relaxing evening soaks. A pristine hand basin provides ample space for daily routines, while the low-level WC adds clean lines to the space. Natural light streams through the frosted UPVC double-glazed window, ensuring privacy while brightening the room. A wall-mounted radiator keeps the space comfortably warm during chilly months, making stepping out of the shower a more pleasant experience. The thoughtful layout maximizes both functionality and comfort in this essential family space.

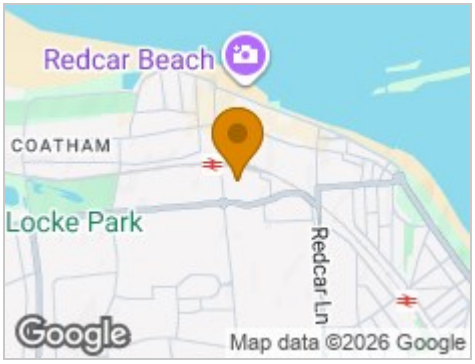
EXTERNAL

The property offers both on-street and off-street parking with a private rear garden perfect for those got summer days.

Road Map

Hybrid Map

Terrain Map

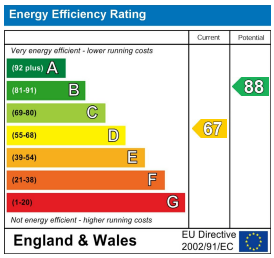


Floor Plan

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.

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