



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



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ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

1 Hawkshead Road
, Redcar, TS10 1JY

£120,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Entrance Hallway

Entering through the front door, you're welcomed into a bright entrance hallway providing access to the ground floor accommodation and staircase to the first floor. The space is well-proportioned with useful understairs storage, creating a practical area for coats and shoes.

Living Room

14'4" x 10'9" (4.38m x 3.29m)

Positioned to the front of the property, the living room is a generous reception space filled with natural light from the large front-facing window. Offering ample room for a range of seating arrangements, the room provides a comfortable setting for everyday living and entertaining, with a neutral colour palette creating a bright and welcoming atmosphere.

Kitchen / Dining Room

21'5" x 9'11" (6.53m x 3.04m)

Stretching across the rear of the property, the impressive

open-plan kitchen and dining area provides an excellent social space. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, incorporating space for freestanding appliances and generous worktop preparation areas. The dining section comfortably accommodates a family dining table, making it ideal for everyday meals and entertaining guests. Large windows allow plenty of natural light, while a door provides access to the adjoining utility room.

Utility Room

8'6" x 12'5" (2.60m x 3.80m)

Accessed directly from the kitchen, the spacious utility room offers excellent additional storage and laundry facilities. With ample floor space and external access, this versatile room is well suited for household appliances, additional storage or a variety of practical uses, helping to keep the main kitchen uncluttered.

This layout provides a spacious and practical ground floor, with a generous living room complemented by an impressive open-plan kitchen/dining space and the added convenience of a separate utility room.

Landing

The first-floor landing provides access to both bedrooms and the family bathroom. A front-facing window allows natural light to brighten the space, while the generous proportions create an open feel and offer access to the loft.

Bedroom 1

11'8" x 10'9" (3.56m x 3.29m)

Situated to the front of the property, the principal bedroom is a spacious double room benefiting from a large window that fills the room with natural light. The well-proportioned layout provides ample space for a double bed alongside a range of freestanding or fitted bedroom furniture, making it an ideal principal bedroom.

Bedroom 2

Located at the rear of the property, the second bedroom is another well-sized room offering flexibility for a variety of uses.

Tel: 01642 688814

Whether utilised as a guest bedroom, children's room or home office, the space benefits from a rear-facing window and provides excellent versatility to suit individual needs.

Bedroom 3

An excellent-sized family bedroom with a carpet, a radiator and a UPVC double-glazed window.

Bathroom

6'4" x 5'6" (1.95m x 1.69m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low-level WC. A frosted window provides natural light and ventilation, while tiled splashbacks offer a practical finish.

Front External

To the front, the property occupies a generous corner plot with an expansive frontage offering excellent kerb appeal and practicality. A substantial concrete driveway provides off-street parking for multiple vehicles, while the adjoining lawn further enhances the sense of space and offers potential for additional landscaping if desired. A gravelled frontage sits adjacent to the entrance, with a paved pathway leading directly to the front door. The property's position on the plot provides an open aspect and creates a welcoming approach.

Rear Garden

The rear garden is a generous, enclosed outdoor space

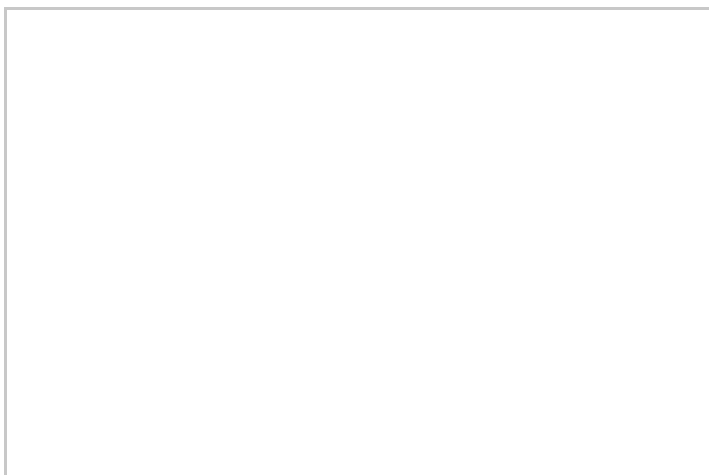
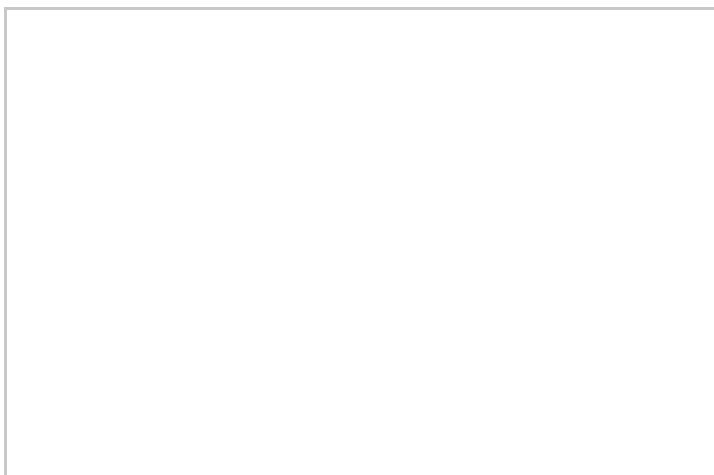
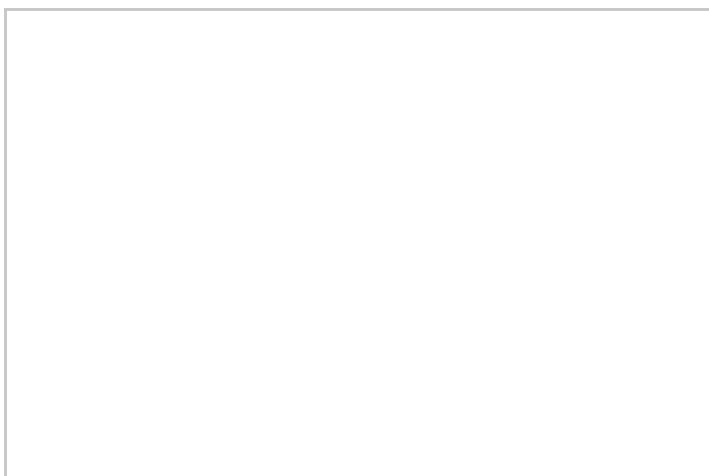
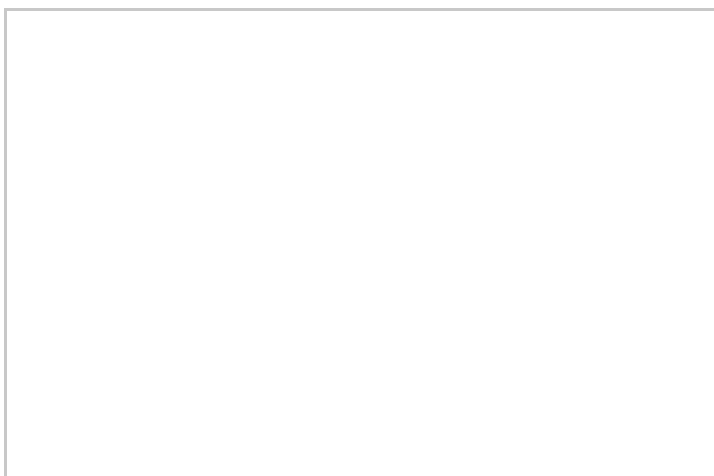
designed for both relaxation and entertaining. A paved patio area immediately outside the property provides the perfect spot for outdoor seating and dining, leading onto a well-maintained lawn that forms the majority of the garden. Timber fencing encloses the boundaries, creating a good degree of privacy, while a useful garden storage shed offers practical external storage. The garden enjoys plenty of usable space for families, children or keen gardeners and provides direct access to the property's utility room.

External Storage

In addition to the garden shed, the property benefits from a substantial utility/store room accessed externally from both the front driveway and rear garden. This versatile space offers excellent additional storage and further enhances the practicality of the home.

Parking

The property benefits from an extensive private driveway providing off-road parking for multiple vehicles, a valuable feature for families and those requiring additional parking space. The generous frontage also contributes to the property's attractive appearance and enhances its overall appeal.



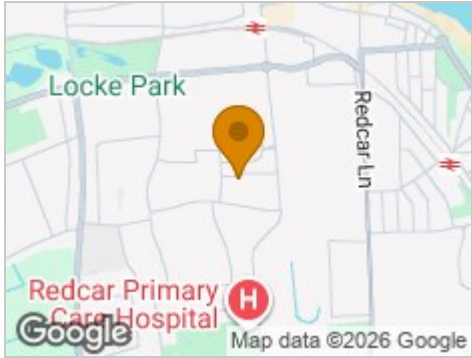
Road Map



Hybrid Map



Terrain Map



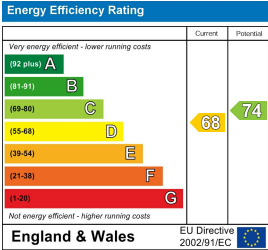
Floor Plan



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.