



PH ESTATE AGENTS



1 Tweed Road  
, Redcar, TS10 1PS

£130,000



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## HALLWAY

16'4" x 6'1" (4.98m x 1.85m )

Step inside through a sleek white UPVC double glazed door and you're greeted by a bright, airy hallway. Sunlight pours in, illuminating the space and offering a welcoming first impression. From here, you can head straight into the spacious reception and dining room, explore the kitchen, or make your way up to the first floor.

## RECEPTION/ DINING ROOM

26'1" x 10'8" (7.95m x 3.25m)

At the front of the property, the living area welcomes you with plenty of space for a comfortable two-piece suite, along with room for extra furnishings to suit your style. A large UPVC double glazed window fills the room with natural light, complemented by a radiator and fire surround that add both warmth and character. Toward the rear of the room, you'll find an inviting area perfect for a dining table and additional storage units. Here, classic French doors open directly onto the rear garden, seamlessly connecting your indoor and outdoor spaces and creating the ideal setting for relaxing or entertaining.

## KITCHEN

15'10" x 6'3" (4.83m x 1.91m )

The galley-style kitchen features a generous selection of light-colored wall cabinets, base cupboards, and spacious drawers, providing ample storage throughout. There's plenty of room to accommodate free-standing appliances, making the space both practical and adaptable. Natural light pours in through a large UPVC double-glazed window, while a matching door offers easy access to the outside and enhances the bright, airy atmosphere.

## LANDING

10'4" x 6'0" (3.15m x 1.83m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

12'9" x 10'8" (3.89m x 3.25m)

The primary bedroom is located at the front of the house, offering plenty of room for a double bed, bedside tables, and extra storage options. It features a built-in wardrobe for convenient organization and includes a radiator to keep the space warm and comfortable.

## BEDROOM TWO

12'8" x 10'7" (3.86m x 3.23m)

The second bedroom is tucked away at the back of the property, offering a peaceful retreat away from the main living areas. There's plenty of room for a comfortable double bed, and thoughtfully designed built-in storage makes it easy to keep the space tidy and organized. A large UPVC double glazed window lets in plenty of natural light while helping to keep the room warm and quiet, complemented by a radiator for year-round comfort.

## BEDROOM THREE

8'4" x 6'0" (2.54m x 1.83m)

The third bedroom sits at the front of the house, catching plenty of natural light through its UPVC double glazed window. There's enough room here for a single bed, along with space for a dresser or a compact wardrobe. A radiator keeps the room warm and comfortable, making it a cozy spot for a guest, a child, or even a home office.

## FAMILY BATHROOM

6'3" x 6'1" (1.91m x 1.85m )

The family bathroom features a classic three-piece suite, offering a deep paneled bathtub set against a backdrop of tiles, a spacious hand basin perfect for morning routines, and a low-level toilet designed for comfort and convenience. Natural light filters softly through a frosted UPVC double glazed window, ensuring both privacy and brightness, while a well-placed radiator keeps the space warm and inviting year-round.

## EXTERNAL

This home features spacious front, side, and rear gardens, providing plenty of outdoor space for relaxing or entertaining. There's convenient off-street parking and a private garage, making coming and going easy. Ideally located, the property is just a short walk or drive from local shops, schools, regular bus routes, and the beautiful Redcar seafront.

## 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

Tel: 01642 688814

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

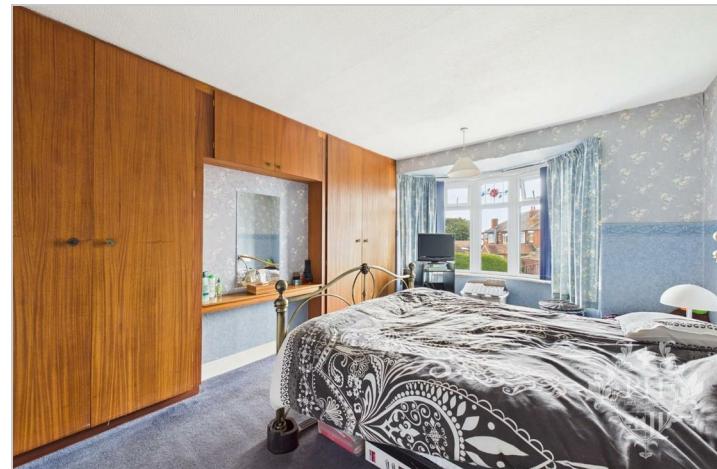
Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

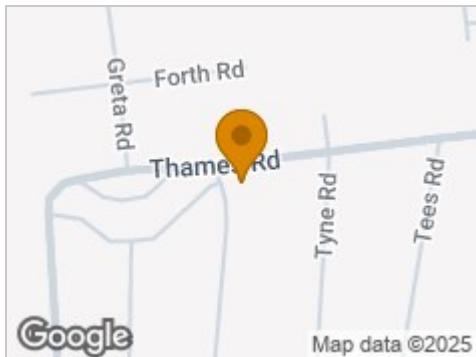
#### Terms & Conditions / Disclaimers

- 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



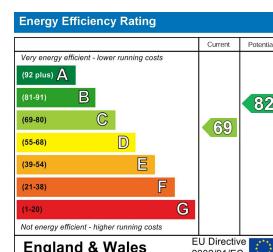
## Floor Plan



## 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



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.