



144 Corporation Road

, Redcar, TS10 1HB

£135,000

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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.

HALLWAY

17'0" x 5'5" (5.18m x 1.65m)

Step through the crisp white UPVC door from the gravel driveway, and you'll find yourself in a welcoming hallway flooded with natural light. This inviting space serves as the heart of the home, offering effortless access to the reception room, kitchen diner, and the first floor. Notice the thoughtful touches, like the two handy under-stair storage units, perfect for stowing away shoes, coats, or other essentials. Underfoot, the warm wood effect flooring adds a cozy texture, creating a sense of homely comfort from the moment you arrive.

RECEPTION ROOM

13'7" x 12'8" (4.14m x 3.86m)

The generously proportioned reception room boasts a charming bay window, flooding the space with natural light and offering pleasant views. A striking feature fire surround commands attention, while the radiator ensures cozy warmth. This beautifully appointed room effortlessly accommodates a three-piece suite and additional living furniture, creating a comfortable and inviting atmosphere perfect for relaxation and entertainment.

KITCHEN DINER

13'0" x 18'7" (3.96m x 5.66m)

The expansive kitchen diner, situated at the rear of the property, offers an abundance of space perfectly suited for a large dining table. The room's centerpiece is a striking feature fireplace, adding both warmth and character to the area. French doors graciously lead out to the rear patio, seamlessly blending indoor and outdoor living. The kitchen itself is equipped with ample light-filled wall, base, and drawer units, providing generous storage. Additionally, there is plentiful room for freestanding appliances, ensuring a functional and comfortable culinary space.

LANDING

10'5" x 5'5" (3.18m x 1.65m)

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

BEDROOM ONE

13'7" x 12'9" (4.14m x 3.89m)

The first bedroom is a spacious double room situated at the front of the property, bathing in natural light that pours in through the UPVC double-glazed bay window. With its generous proportions, this room easily accommodates a large double bed and substantial storage furniture, creating a comfortable retreat without sacrificing a sense of openness. The radiator ensures cozy warmth on chilly days.

BEDROOM TWO

12'11" x 10'10" (3.94m x 3.30m)

The generously sized second bedroom, positioned peacefully at the rear of the property, offers ample space to comfortably accommodate a double bed, alongside larger

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storage units. This tranquil retreat is illuminated by natural light pouring in through the modern UPVC double glazed window, ensuring a bright and airy feel. For year-round comfort, the room is equipped with a reliable radiator, providing warm coziness on chilly days.

BEDROOM THREE

8'0" x 5'3" (2.44m x 1.60m)

Nestled at the front of the property, the third bedroom offers a charming retreat. This cozy space comfortably accommodates a single bed, ensuring a restful night's sleep. Smaller storage units, perfect for stowing away personal items, fit neatly within the room. Natural light pours in through the UPVC double glazed window, brightening the space. A radiator provides warmth on cooler days, maintaining a comfortable temperature.

FAMILY BATHROOM

7'8" x 7'1" (2.34m x 2.16m)

The family bathroom boasts a practical three-piece suite, including a spacious paneled bath with an electric shower for convenience, a hand basin, and a low-level WC. The room is brightened by two frosted windows, and a tiled surround adds durability. A towel warmer ensures cosy towels are always within reach, making this bathroom a functional haven for the family.

EXTERNAL

The property boasts an ideal location, offering not only the convenience of off-street parking for two cars to the front, but also a spacious and private rear garden perfect for outdoor living. Imagine relaxing on the expansive patio, ideal for al fresco dining and entertaining friends and family on warm summer evenings. The garden also features a grassed area providing a peaceful escape, and a double garage for additional storage or protection for your vehicle.

PROPERTY INFORMATION

- DOUBLE GARAGE TO THE REAR
- CLOSE PROXIMITY TO MAJOR RETAIL CHAINS
- SHORT DRIVE AWAY FROM REDCAR SEA FRONT
- CLOSE PROXIMITY TO LOCAL SCHOOLS

FURTHER INFORMATION

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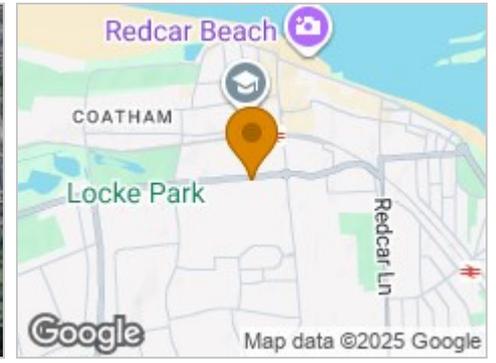
Road Map



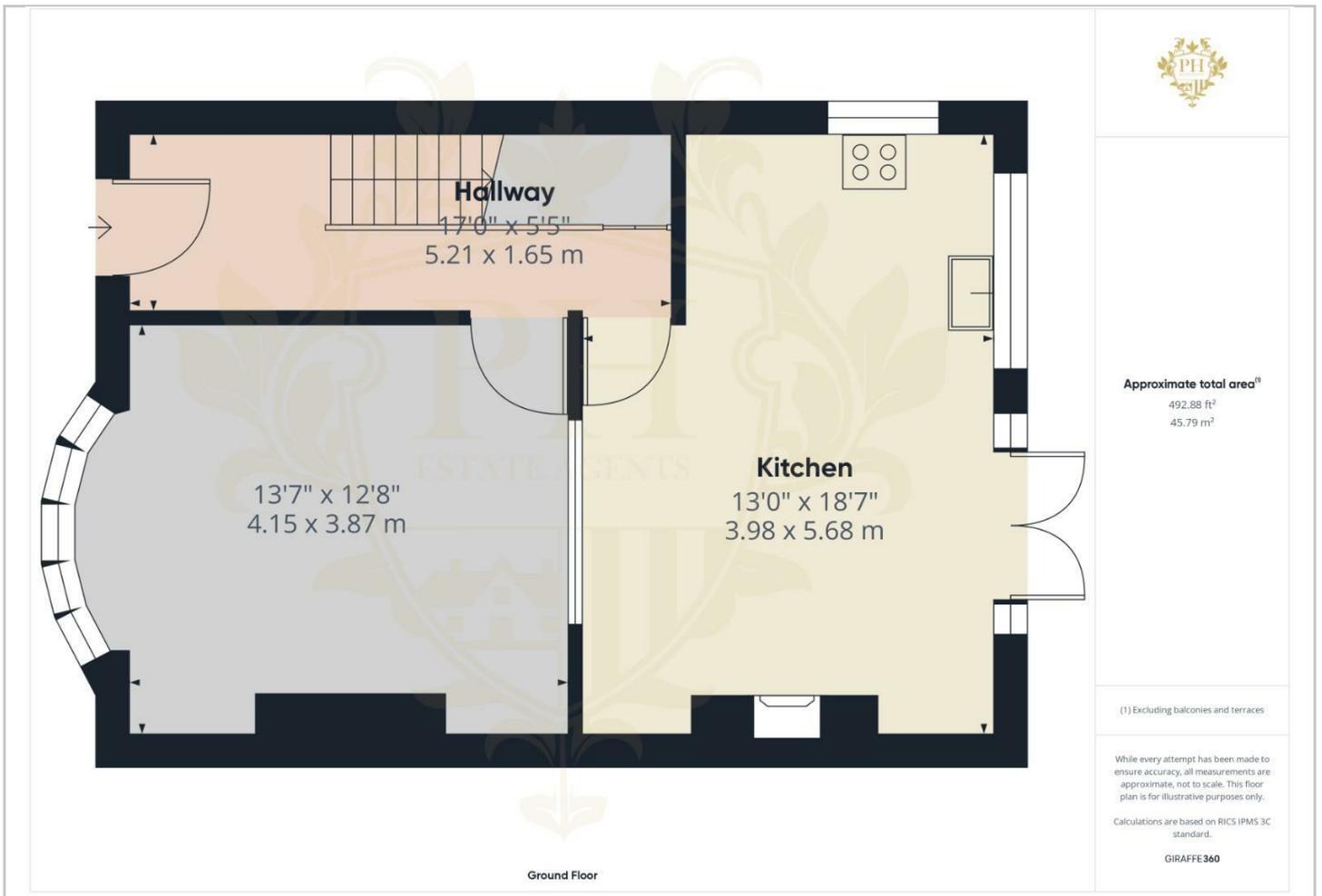
Hybrid Map



Terrain Map



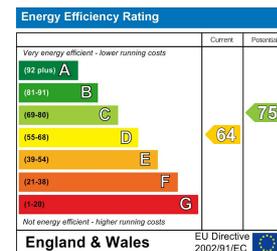
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.