



PH ESTATE AGENTS



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



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ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

3 Cliff Street

, New Marske, TS11 8HA

£72,000



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, New Marske, TS11 8HA

£72,000



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.

Hallway

The property is entered via a welcoming hallway, providing access to the principal ground floor accommodation while stairs rise

to the first floor. Offering a practical entrance space, the hallway creates an inviting first impression and benefits from natural light from the glazed front door.

Living Room

A generous open-plan living and dining room extends the full depth of the property, creating a versatile space for both relaxing and entertaining. A large front-facing window allows for excellent natural light, while the layout comfortably accommodates a range of lounge furniture and a separate dining area. The room provides direct access to both the kitchen and staircase, making it the heart of the home.

Kitchen

Positioned to the rear of the property, the fitted kitchen features a range of wall and base units with complementary work surfaces and space for freestanding appliances. A rear-facing window and glazed door allow plenty of natural light while providing direct access to the enclosed rear yard.

Bedroom 1

Located at the front of the property, the principal bedroom is a well-proportioned double room offering space for a double bed

and additional bedroom furniture. A front-facing window provides plenty of natural light, creating a bright and comfortable room.

Bedroom 2

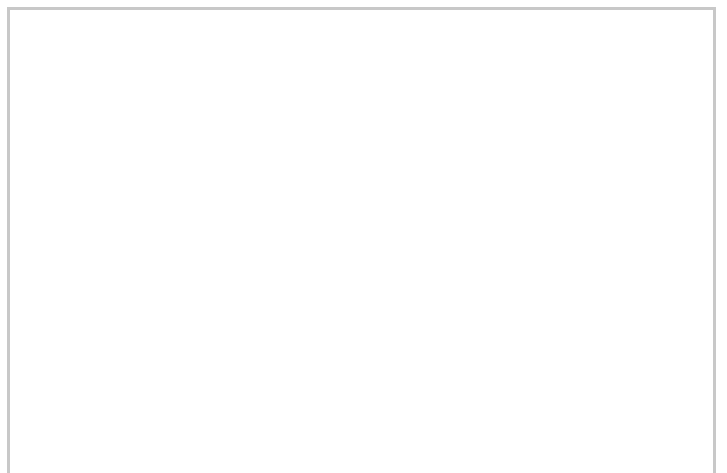
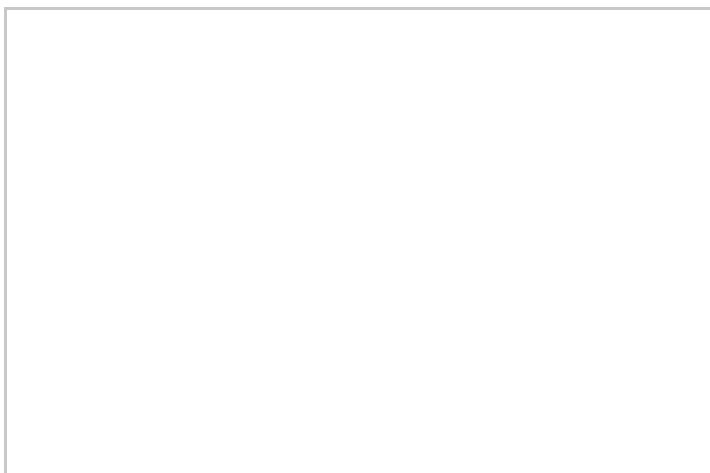
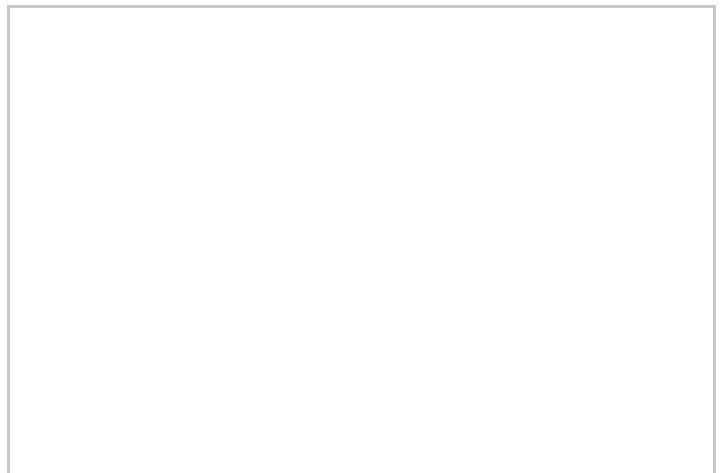
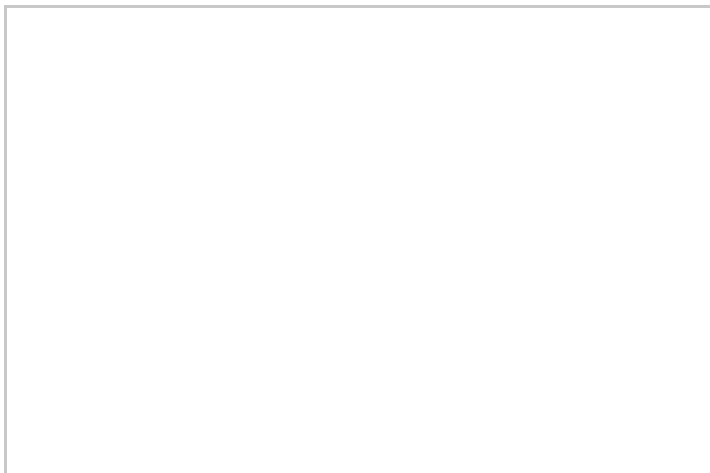
Situated to the rear, the second bedroom is another well-sized room offering flexibility for a double bedroom, guest room, nursery or home office. The room enjoys a pleasant outlook over the rear of the property and offers space for a variety of furniture arrangements.

Bathroom

Completing the first floor is a spacious family bathroom fitted with a panelled bath incorporating a shower over, pedestal wash hand basin and low-level WC. The generous proportions provide ample floor space while a rear-facing window allows natural light and ventilation.

Yard

Yard located to the rear.



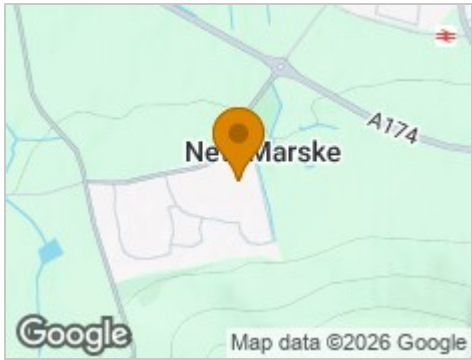
Road Map



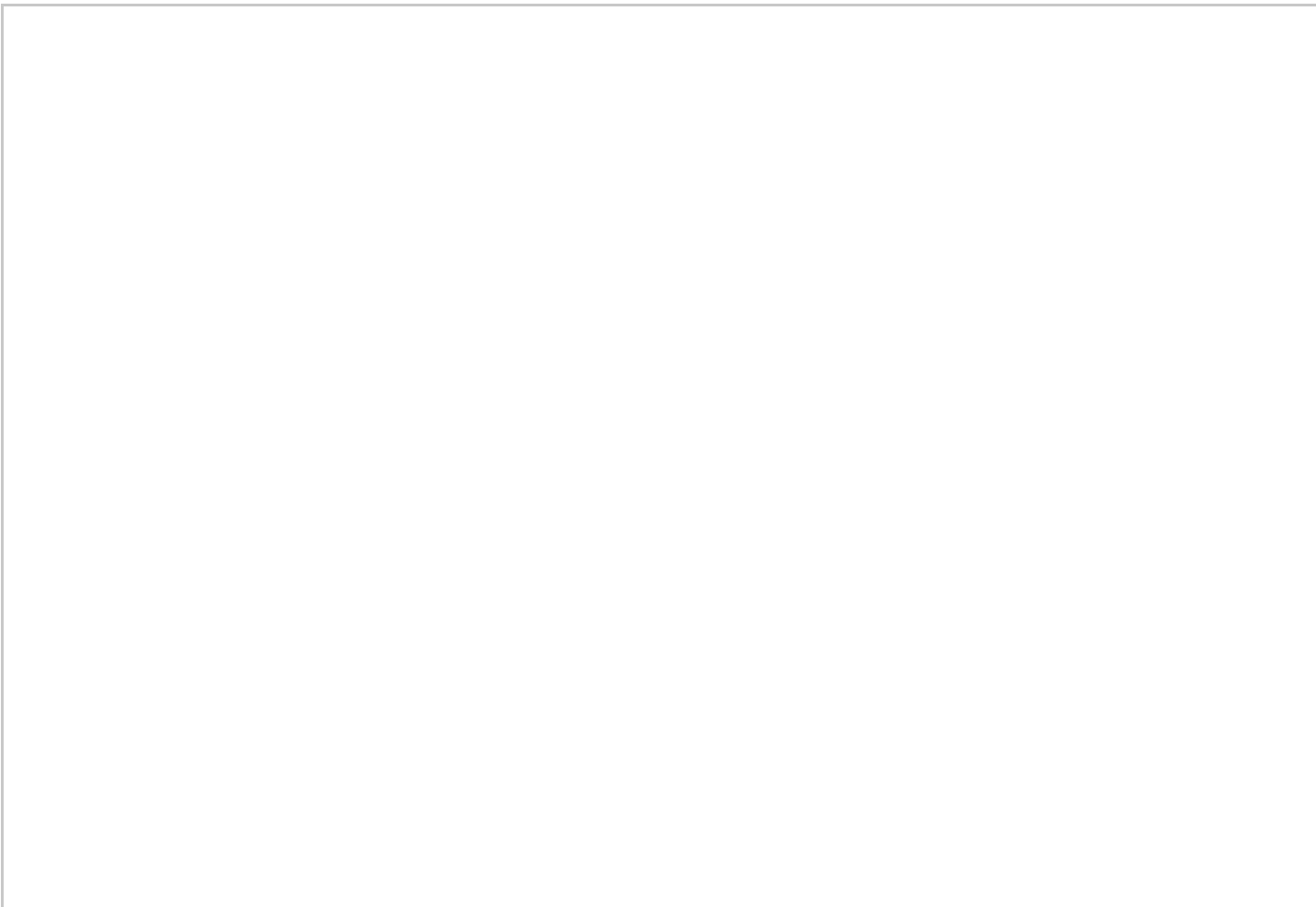
Hybrid Map



Terrain Map



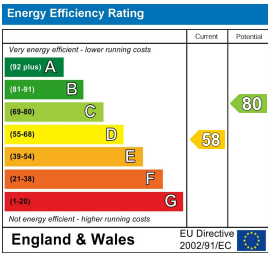
Floor Plan



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.