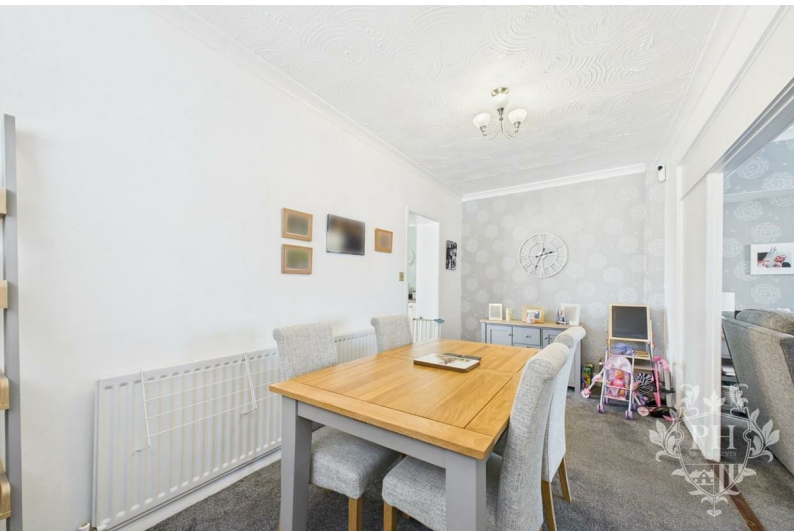




53 Broadway West

, Redcar, TS10 5PD

£95,000



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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

3'5" x 3'2" (1.04m x 0.97m)

Step into the welcoming entrance through a white UPVC double-glazed door, positioned conveniently along the property's side. This bright entrance way serves as a central hub, offering direct access to both the inviting reception room and the staircase leading to the first floor. The thoughtful layout creates an effortless flow between spaces, making this entrance both practical and welcoming.

RECEPTION ROOM

12'8" x 13'11" (3.86m x 4.24m)

The spacious reception room welcomes you with its generous proportions, easily accommodating a comfortable two-piece suite. A feature fireplace serves as the room's focal point, its elegant surround adding character and warmth to the space. Natural light streams through the expansive UPVC double-glazed window, brightening every corner. A practical under-stairs storage cupboard offers discreet space for household essentials, while a graceful archway leads seamlessly into the dining area, creating an open, flowing layout perfect for both everyday living and entertaining.

DINING ROOM

16'11" x 7'11" (5.16m x 2.41m)

At the heart of this home lies an inviting dining area, seamlessly connected to the reception room. Bathed in natural light from a large UPVC double-glazed window, this generous space easily accommodates a substantial dining table where family gatherings and dinner parties can unfold. Storage units line the walls without cramping the room's flow, while plush carpeting adds warmth underfoot. A well-positioned radiator keeps the space cozy during cooler months, making this versatile room perfect for both casual family meals and elegant entertaining.

KITCHEN

17'3" x 9'5" (5.26m x 2.87m)

Nestled at the back of the property, the spacious kitchen serves as a bright and functional space. Sleek wall-mounted cabinets complement an array of base units and deep drawers, all topped with rich wood-effect countertops

Tel: 01642 688814

that create a striking contrast against the light cabinetry. The generous dimensions of the room allow for comfortable movement while preparing meals, and modern conveniences are thoughtfully incorporated with some integrated appliances. Natural light streams in through a large UPVC double-glazed window, while a door provides direct access to the rear garden—perfect for summer entertaining or bringing in groceries. For added convenience, the kitchen also connects to a ground floor toilet, making this level of the home both practical and well-designed.

GROUND FLOOR W/C

4'3" x 4'9" (1.30m x 1.45m)

The ground floor toilet serves as extra storage and also has a UPVC frosted window.

LANDING

5'4" x 2'8" (1.63m x 0.81m)

The landing gains access to the two spacious bedrooms and modern bathroom.

BEDROOM ONE

13'10" x 10'4" (4.22m x 3.15m)

Bathed in natural light from two generous UPVC double-glazed windows, the primary bedroom commands the front of the property. This expansive space easily accommodates a king-size bed while leaving ample room for statement furniture pieces - perhaps an elegant armoire or a matching set of oversized dressers. The thoughtful layout ensures you'll never feel cramped, with plenty of space to move freely between your carefully arranged furnishings. The front-facing position offers pleasant views while maintaining privacy, and the windows' strategic placement creates a bright, airy atmosphere throughout the day.

BEDROOM TWO

8'1" x 8'8" (2.46m x 2.64m)

Cozy and well-proportioned, the second bedroom offers an intimate retreat despite its modest size. While smaller than the primary bedroom, this

versatile space easily fits a small double bed and compact storage solutions without feeling cramped. Natural light streams through the UPVC double-glazed window along the side wall, creating a bright and welcoming atmosphere throughout the day. The strategically placed radiator ensures year-round comfort, making this an ideal space for a guest room, home office, or children's bedroom.

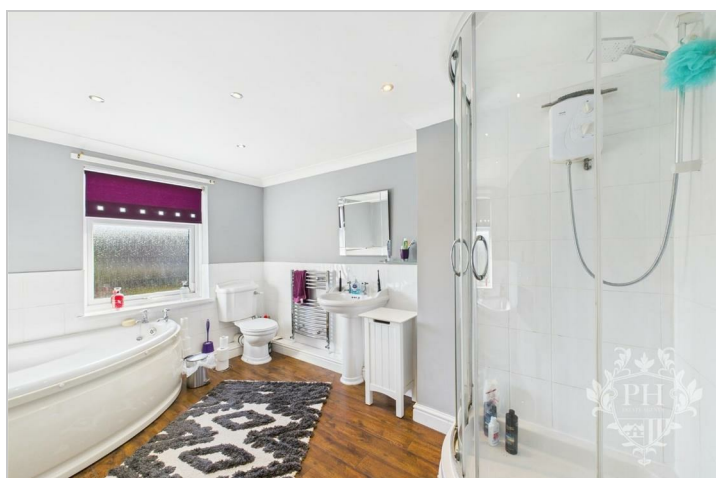
FAMILY BATHROOM

8'6" x 11'9" (2.59m x 3.58m)

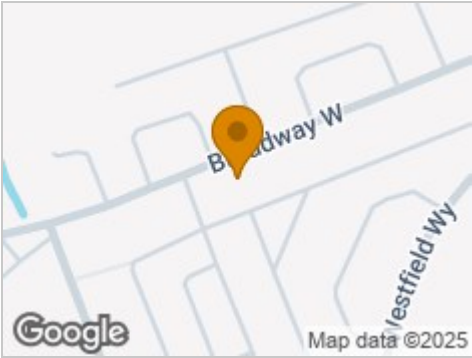
Step into this generously proportioned bathroom, where luxury meets practicality. The elegant corner bath invites long, relaxing soaks, while the modern step-in shower features a precise thermostatic control system for the perfect temperature every time. A sleek hand basin adds contemporary flair, and the low-level toilet is discreetly positioned for optimal space utilization. Natural light filters softly through the frosted UPVC double-glazed window, creating a bright yet private atmosphere. The walls, adorned with tiles that extend partially up their height, not only add a touch of sophistication but also provide effortless maintenance. Every element of this well-appointed space has been thoughtfully designed to blend style with functionality.

EXTERNAL

A charming stone-paved front garden, enclosed by a neat fence, welcomes you with its hassle-free design. Behind the house, a lush grass lawn stretches out alongside an inviting timber deck—perfect for summer barbecues and outdoor gatherings. The convenient rear parking space eliminates any parking headaches, while the property's strategic location puts you just steps away from shops, cafes, and essential services.



Road Map



Hybrid Map



Terrain Map



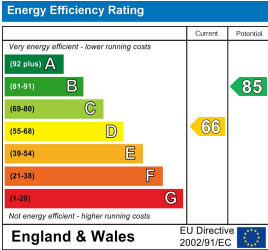
Floor Plan



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.