



# 14 Forth Road

, Redcar, TS10 1PN

£199,950

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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 U K 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

2'11" x 14'2" (0.89m x 4.32m )

Step into the welcoming entrance hall through a gleaming white UPVC door, where natural light streams in to illuminate the space. The well-appointed hallway serves as the heart of the home's circulation, providing seamless access to both the inviting main reception room and a convenient ground floor toilet. A modern radiator keeps the space cozy during cooler months, while sleek wood-effect laminate flooring stretches throughout, adding warmth and character to this functional space. The hallway's thoughtful design continues upward, with stairs leading gracefully to the first floor, making this entrance not just a passage, but a preview of the home's stylish interior.

## RECEPTION DINER

10'0" x 29'4" - 10'3" x 9'10" (3.05m x 8.94m - 3.12m x 3.00m)

This generously proportioned L-shaped reception room seamlessly combines living and dining areas, creating an ideal space for both everyday life and entertaining. The front section features an elegant focal point fireplace, framed by a large UPVC double-glazed window that floods the room with natural light. The dining area extends gracefully to the rear, offering ample space for a substantial dining table where family gatherings can comfortably take place. A side-facing UPVC double-glazed window adds additional brightness to this space. Sleek wood-effect laminate flooring flows continuously from the hallway, unifying the spaces and adding a touch of modern sophistication. Double doors lead into the expansive kitchen, creating an open, flowing feel that's perfect for modern living.

## KITCHEN

16'8" x 8'1" (5.08m x 2.46m )

Bathed in natural light, this welcoming kitchen opens gracefully through elegant French doors to a verdant rear garden. A generous UPVC double-glazed window adds even more brightness, while a substantial double radiator ensures year-round comfort. The practical yet stylish space features an extensive collection of wood-effect cabinetry, with wall-mounted units complemented by base cupboards and deep drawers—all finished in warm, natural tones. The thoughtful layout offers abundant space for modern appliances, with plenty of room to accommodate a full-size refrigerator,

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dishwasher, and range cooker without feeling cramped. The efficient design maintains an open, airy feel while maximizing storage and functionality.

### LANDING

The landing benefits from a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms, family bathroom and loft.

### BEDROOM ONE

10'11" x 14'0" (3.33m x 4.27m)

Bathed in natural light from an elegant bay window, the spacious primary bedroom commands the front of the property. The room's generous proportions easily accommodate a stately king-size bed while leaving ample space for substantial wardrobes and dressers. Clean, painted walls create a blank canvas for personal touches, while the strategically placed radiator ensures year-round comfort. The premium UPVC double-glazed windows not only frame lovely views but also provide excellent insulation, keeping the room peaceful and temperature-controlled. With its thoughtful layout and abundant square footage, this inviting retreat offers the perfect balance of comfort and functionality.

### BEDROOM TWO

11'0" x 12'11" (3.35m x 3.94m )

Tucked away at the back of the property, the peaceful second bedroom offers generous proportions that easily accommodate a double bed with room to spare. The space thoughtfully allows for substantial wardrobes or dressers without feeling cramped. Natural light streams through the UPVC double-glazed window, creating a bright and airy atmosphere, while the modern radiator ensures year-round comfort. The clean, painted walls provide a blank canvas, ready to be personalized to your taste. The room's rear position also provides welcome privacy from street noise, making it an ideal space for rest and relaxation.

### BEDROOM THREE

8'0" x 6'7" (2.44m x 2.01m)

Though more modest in size than its siblings, the third bedroom defies the usual "box room" stereotype. Bathed in natural light from two strategically placed

UPVC double-glazed windows—one facing the front of the house and another to the side—this cozy space feels bright and welcoming. The thoughtful layout provides ample room for a single bed while still accommodating essential storage furniture, making it an ideal private retreat for a child, home office, or guest room. The dual-window design ensures excellent ventilation and creates an airy atmosphere that makes the room feel more spacious than its dimensions might suggest.

### FAMILY BATHROOM

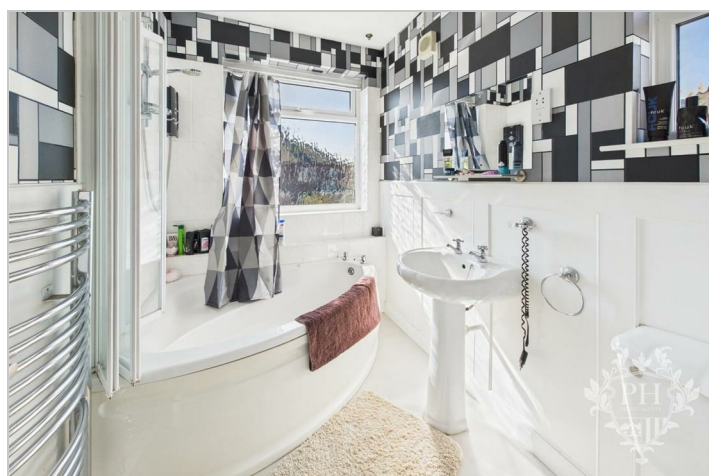
5'7" x 7'11" (1.70m x 2.41m )

Step into a well-appointed family bathroom, where comfort meets functionality. The three-piece suite is anchored by a space-saving corner bath, complete with a modern electric shower and folding glass screen that keeps water where it belongs. A pristine hand basin provides ample space for morning routines, while the low-level WC is discreetly positioned. Natural light streams through the frosted UPVC double-glazed window, creating a bright, airy atmosphere. The polished chrome towel warmer adds both style and practicality, keeping your towels toasty and helping to maintain a comfortable temperature in the room. The thoughtful layout maximizes every inch of space while maintaining a clean, contemporary feel.

### EXTERNAL

Welcoming you to the property is a charming front garden, bordered by a sturdy brick wall that adds character and privacy. A spacious driveway sweeps from the front entrance all the way to the rear, where you'll find a practical garage. The generous driveway provides ample parking space, easily accommodating three vehicles - perfect for families with multiple cars or when entertaining guests.

Convenience is key here, with the property's prime location putting everything within easy reach. A gentle stroll brings you to an array of local amenities and well-regarded schools, while a brief car journey takes you to the scenic Redcar Sea Front, where you can enjoy refreshing coastal walks and breathtaking ocean views.





Road Map



Hybrid Map



Terrain Map



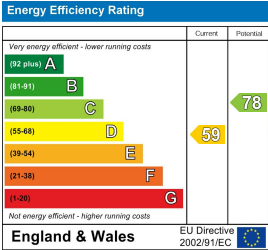
Floor Plan



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.