



PH ESTATE AGENTS



10 Cambrian Avenue  
, Redcar, TS10 4HF

Offers Over £200,000



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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.

## Description

PH Estate Agents are delighted to present this exceptional four-bedroom semi-detached home located on Cambrian Avenue in Redcar. Boasting spacious interiors and extended living space, this property is perfectly suited for families, first-time buyers, and those looking to upsize. Upon entering, you are greeted by an inviting entrance porch leading to a bright hallway. The property features two separate reception rooms, a conservatory, a generously sized kitchen, a convenient utility room, four bedrooms, and a modern extended bathroom complete with a separate walk-in shower unit. Outside, the property offers a multi-car driveway that leads to an integrated garage with a remote electric roller shutter door.

The private rear garden is a peaceful retreat featuring a laid lawn, decking area, and beautifully landscaped mature shrubs and border planting. This spacious extended home offers a perfect blend of comfort, convenience, and charm - an opportunity not to

be missed for those seeking a family-friendly lifestyle in a desirable location.

Central/water heating is supplied by an updated combination boiler system and benefitting from an upgraded RCD electrical consumer unit, UPVC double glazed windows and multi-locking external doors.

Local amenities, transport links and good schooling are aplenty nearby making this property perfectly located for a range of buyers.

Council tax band C / EPC rating C / This is a freehold property / Mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

#### **Porch**

2'5" x 5'8" (0.75 x 1.74)

#### **Hallway**

11'1" x 5'11" (3.39 x 1.81)

#### **Living Room**

13'1" x 13'5" (3.99 x 4.11)

#### **Dining Room**

10'6" x 9'9" (3.21 x 2.98)

#### **Conservatory**

8'7" x 8'10" (2.63 x 2.71)

#### **Kitchen**

11'3" x 7'0" (3.44 x 2.14)

#### **Utility**

8'4" x 7'0" (2.55 x 2.14)

#### **First Floor**

##### **Bedroom One**

13'9" x 11'1" (4.21 x 3.40)

##### **Bedroom Two**

9'4" x 12'10" (2.85 x 3.92)

##### **Bedroom Three**

15'4" x 7'1" (4.68 x 2.17)

##### **Bedroom Four**

8'1" x 8'5" (2.47 x 2.57)

##### **Bath/Shower Room**

8'1" x 10'9" (2.48 x 3.30)

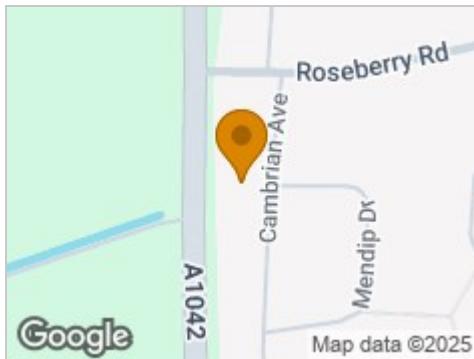
#### **WC**

#### **Garage**

15'4" x 7'1" (4.68 x 2.17)



## Road Map



## Hybrid Map



## Terrain Map



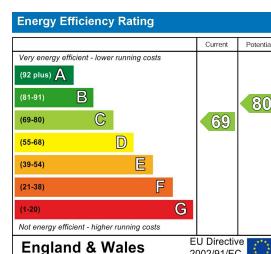
## Floor Plan



## 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.