



# 49 Yew Tree Avenue

, Redcar, TS10 4QB

£170,000



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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

5'10" x 5'2" (1.78m x 1.57m)

Stepping inside through the pristine white UPVC double-glazed door from the front garden, you're welcomed by a bright and airy hallway. This inviting space leads seamlessly to the spacious reception room and offers a staircase that ascends to the first floor.

## RECEPTION ROOM

15'2" x 13'10" (4.62m x 4.22m)

At the front of the property, the reception room welcomes you with ample space to comfortably fit a cozy two-piece suite alongside extra living room furniture. Natural light filters in through a UPVC double-glazed window, while a radiator ensures warmth throughout. A door at the far end of the room opens directly into the adjoining dining area, creating a smooth flow between the spaces.

## DINING ROOM

14'11" x 7'10" (4.55m x 2.39m)

Tucked at the back of the property, the dining room offers ample space to comfortably fit a large dining table, perfect for family meals or entertaining guests. Sunlight filters through the sliding patio doors, which open onto the peaceful rear garden, creating a seamless blend of indoor and outdoor living. An internal door connects this space directly to the kitchen, making meal service effortless. There's also plenty of room to add extra storage units, ideal for keeping dinnerware, linens, or other essentials close at hand.

## KITCHEN

13'4" x 8'4" (4.06m x 2.54m)

The kitchen is thoughtfully designed with a variety of light-colored wall units, base cabinets, and drawers that provide ample storage. Complemented by light-toned worktops, it features a built-in double oven that blends seamlessly into the cabinetry. There's generous space allocated for free-standing appliances, allowing flexibility for your kitchen setup. Natural light floods the room through a large double-glazed UPVC window, creating a bright and welcoming atmosphere. A side door offers easy access to the outdoors, while an internal door leads directly into the convenient ground-floor wet room.

Tel: 01642 688814

## GROUND FLOOR WET ROOM

3'0" x 6'0" (0.91m x 1.83m)

The ground floor wet room is compact yet thoughtfully designed, featuring a two-piece suite that includes a modern hand basin and a low-level toilet. The space is equipped with an electric shower, surrounded by smooth wall cladding that adds a clean, polished look. The floor is a seamless wet room surface, gently sloped toward a discreet drain to ensure efficient water flow and easy maintenance.

## LANDING

8'5" x 4'0" (2.57m x 1.22m)

The landing provides access to the three bedrooms, family bathroom and loft.

## BEDROOM ONE

10'8" x 10'2" (3.25m x 3.10m)

The first bedroom offers ample room to comfortably fit a double bed alongside larger storage units. It features a UPVC double-glazed window that floods the space with natural light while keeping it well-insulated. A radiator ensures warmth during colder months, and a built-in wardrobe with sliding doors provides generous storage without taking up extra floor space.

## BEDROOM TWO

9'5" x 10'2" (2.87m x 3.10m)

Tucked away at the back of the house, the second bedroom offers a cozy yet spacious area that easily fits a double bed along with a few compact storage pieces. It features a built-in cupboard for added convenience, a UPVC double-glazed window that lets in soft natural light while keeping the room quiet and insulated, and a warm radiator to ensure comfort during cooler months.

## BEDROOM THREE

7'9" x 6'8" (2.36m x 2.03m)

The third bedroom, located at the front of the property, is the coziest of the three. Despite its smaller size, it easily accommodates a single bed along

with compact storage units. Natural light filters in through a modern UPVC double-glazed window, while a warm radiator ensures the room stays comfortable year-round.

## FAMILY BATHROOM

5'4" x 6'7" (1.63m x 2.01m)

The bathroom features a stylish two-piece suite, including a modern toilet and integrated basin set atop a sleek storage unit—perfect for keeping essentials organized and out of sight. A spacious step-in shower cubicle, enclosed by clear glass panels, offers a bright and open feel, while the state-of-the-art thermostatic shower ensures a comfortable experience every time. Natural light gently filters through a frosted UPVC double-glazed window, maintaining privacy without sacrificing brightness. The room is finished with a contemporary tile surround and a radiator to keep the space warm and inviting.

## EXTERNAL

This property welcomes you with a generous front garden, bordered by a charming dwarf wall, and a spacious driveway that curves elegantly alongside the house. The drive leads to a single detached garage tucked away at the rear, offering both convenience and privacy. Out back, the rear garden has been thoughtfully designed for low maintenance, giving you more time to enjoy your outdoor space rather than work in it. And when you need to head out, Redcar central, local shops, and schools are all just a quick drive from your doorstep.



## Road Map



## Hybrid Map



## Terrain Map



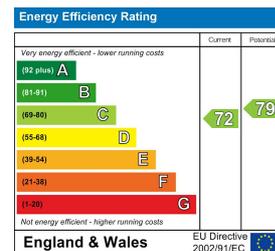
## Floor Plan



## 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.