



# 10 Cambrian Avenue

, Redcar, TS10 4HF

Offers Over £200,000

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## 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)



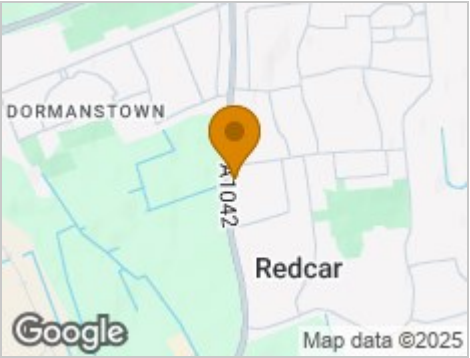
Road Map



Hybrid Map



Terrain Map



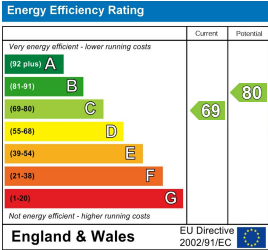
Floor Plan



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.