



PH ESTATE AGENTS



16 Brooksbank Avenue , Redcar, TS10 1HS

£155,000

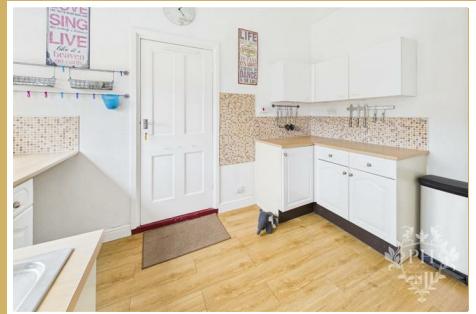
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Living Room

10'9" x 12'11" (3.28 x 3.95)

The reception room sits at the front of the house, welcoming in plenty of natural light through its elegant bay window. There's ample space for a comfortable two-piece suite, plus extra furnishings like bookshelves or a coffee table. A classic fire surround with a coal fire adds a cozy, inviting touch, and a radiator ensures the room stays warm year-round.

Dining Room

9'9" x 15'6" (2.99 x 4.74)

The dining room offers generous space, easily accommodating a large dining table for family gatherings or dinner parties. Alternatively, it can serve as a comfortable second reception room for relaxing or entertaining guests. A striking fire surround with a coal fire provides a cozy focal point, while a radiator ensures warmth throughout the colder months. Light laminate flooring brightens the room and adds a modern touch. The bay window not only brings in plenty of natural light but also creates a charming nook with views outside. The room conveniently connects directly to the kitchen, making it ideal for both everyday living and special occasions.

Kitchen

6'9" x 11'10" (2.08 x 3.62)

The kitchen features a generous selection of pale, contemporary wall-mounted cabinets and matching drawer units, offering plenty of storage for cookware and pantry essentials. Light, wood-effect countertops add warmth and texture, complementing the cabinetry and creating an inviting workspace. There's ample room for free-standing appliances, allowing for flexibility in your kitchen setup. Natural light streams in through a well-placed window, brightening the space and highlighting the subtle grain of the light laminate flooring, which seamlessly extends from the dining room. A modern radiator keeps the area cozy, making this kitchen both practical and welcoming.

Access Way

Landing

The landing gains access to the three spacious bedrooms, bathroom and loft

Bedroom One

10'10" x 11'10" (3.32 x 3.63)

The first bedroom sits at the front of the house, offering a generous amount of space that easily accommodates a double bed alongside larger storage pieces, such as wardrobes or dressers. Natural light pours in through a well-placed window, while a radiator ensures the room stays cozy year-round. The soft carpeting underfoot adds a touch of comfort, and a striking feature fire surround serves as a charming focal point for the space.

Bedroom Two

13'0" x 10'10" (3.97 x 3.32)

The second bedroom sits at the rear of the house, offering a generous amount of space that easily accommodates a double bed alongside larger storage pieces, such as wardrobes or dressers. Natural light pours in through a well-placed window, while a radiator ensures the room stays cozy year-round. The soft carpeting underfoot adds a touch of comfort, and a striking feature fire surround serves as a charming focal point for the space.

Bedroom Three

7'10" x 7'8" (2.41 x 2.35)

The third bedroom offers just the right amount of space for a comfortable single bed, along with a compact wardrobe or dresser. Natural light spills in through the window, brightening the room and highlighting the soft, wall-to-wall carpeting. A radiator keeps the space warm and cozy, making it a pleasant retreat for guests or family members.

Bathroom

9'10" x 5'9" (3.02 x 1.77)

The family bathroom features a contemporary three-piece suite, consisting of a panelled bathtub equipped with an electric shower, a sleek hand basin, and a low-level toilet. Natural light pours in through two generously sized windows, highlighting the modern tiled walls and stylish flooring. A radiator ensures the space stays warm and comfortable, making the bathroom both practical and inviting.

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?

Tel: 01642 688814

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

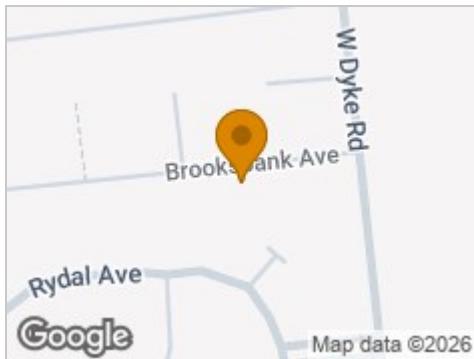
- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual 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.



Road Map



Hybrid Map



Terrain Map



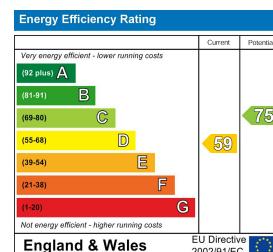
Floor Plan



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.