PH ESTATE AGENTS



70 Goldrill Gardens

, Redcar, TS10 4FJ

£150,000

3 2 1 C





70 Goldrill Gardens

, Redcar, TS10 4FJ

£150,000







HALLWAY

3'8" x 6'8" (1.12m x 2.03m)

Stepping through a sleek black composite door from the neat front garden, you find yourself in a hallway bathed in natural light. The walls are freshly painted, creating a welcoming atmosphere that draws you in. From here, you can easily access the modern kitchen, a convenient ground floor w.c, and the staircase leading to the first floor.

GROUND FLOOR W.C

4'7" x 3'2" (1.40m x 0.97m)

The ground floor w.c features a frosted UPVC double glazed window that lets in natural light while ensuring privacy. Inside, you'll find a modern two-piece suite with a sleek low-level toilet and a contemporary hand basin. The walls have just been painted a crisp, clean white, creating a bright and airy feel, and there's a radiator to keep the space warm and comfortable year-round.

KITCHEN/ DINER

11'5" x 13'6" (3.48m x 4.11m)

The kitchen sits at the front of the house, catching the morning light through a large UPVC double-glazed window that frames the space in a soft, natural glow. Along the walls, sleek cream high-gloss cabinets—both overhead and below—offer generous storage, their polished surfaces gleaming against the deep, elegant worktops. At the center of the cooking area is a built-in electric oven beneath a modern gas hob, topped by an extractor fan that blends seamlessly with the cabinetry. An integrated fridge freezer, washing machine & dishwasher keeps the space uncluttered, while a freshly painted canvas of crisp white walls brightens the room even further. There's ample room for a dining table, making the kitchen an inviting spot for family meals or morning coffee. A radiator sits unobtrusively by the wall, ensuring comfort year-round, and a doorway leads directly into the reception room, creating an easy flow between the heart of the home and its living spaces.

RECEPTION ROOM

14'6" x 11'5" (4.42m x 3.48m)

Tucked away at the back of the property, the reception room offers a peaceful retreat, perfectly sized for a comfortable two-piece suite and additional storage. The freshly painted white walls brighten the space, while a radiator ensures it stays warm and inviting year-round. Sunlight pours in through elegant French doors, which open directly into the garden, seamlessly blending indoor comfort with the beauty of the outdoors.

LANDING

5'11" x 8'7" (1.80m x 2.62m)

From the landing, you can reach all three bedrooms, the family bathroom, and the loft. The walls are newly painted in crisp white, giving the space a bright and inviting feel.

BEDROOM ONE

14'7" x 9'6" (4.45m x 2.90m)

The first bedroom is spacious enough to comfortably fit a double bed, along with larger storage units such as a tall wardrobe or a chest of drawers. Natural light pours in through a UPVC double glazed window, brightening the crisp white walls, while a sleek radiator beneath the window ensures the room stays cozy year-round.

BEDROOM TWO

8'4" x 9'8" (2.54m x 2.95m)

Tucked away at the back of the property, the second bedroom offers plenty of room for a double bed and generous storage options. Natural light pours in through a UPVC double glazed window, brightening the crisp white walls, while a radiator ensures the space stays warm and comfortable all year round.

BEDROOM THREE

5'11" x 6'6" (1.80m x 1.98m)

The third bedroom offers just enough room for a single bed, leaving space for only a few modestly sized storage pieces. Natural light streams in through a UPVC double glazed window, while a radiator keeps the space cozy. Crisp white walls create a clean, airy feel, making the most of the compact layout.

FAMILY BATHROOM

8'4" x 5'6" (2.54m x 1.68m)

The family bathroom features a classic three-piece suite, including a deep paneled bathtub fitted with convenient shower attachments, a sleek hand basin, and a modern low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, creating a sense of privacy while brightening the space. A sturdy radiator ensures the room stays warm and comfortable, while crisp white walls add a fresh, clean feel throughout.

EXTERNAL

This property features beautifully maintained front and rear gardens, providing plenty of outdoor space for relaxing or entertaining. Located on a peaceful residential street, the home is just a few minutes' drive from local shops, well-regarded schools, and the heart of Redcar Central, making it an ideal spot for families or anyone who values both tranquility and convenience.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

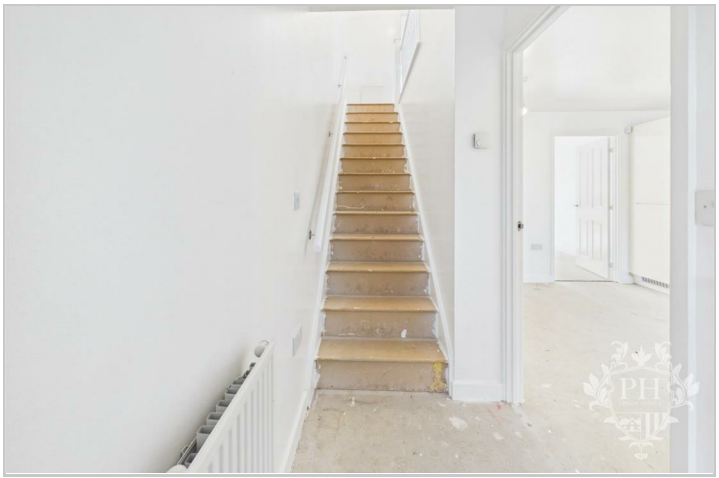
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

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:

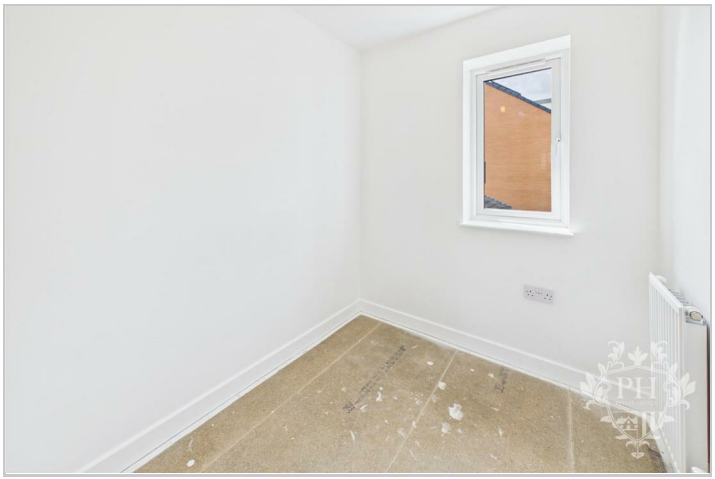
Identification
• Valid passport or driving licence.
For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision 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.









Road Map



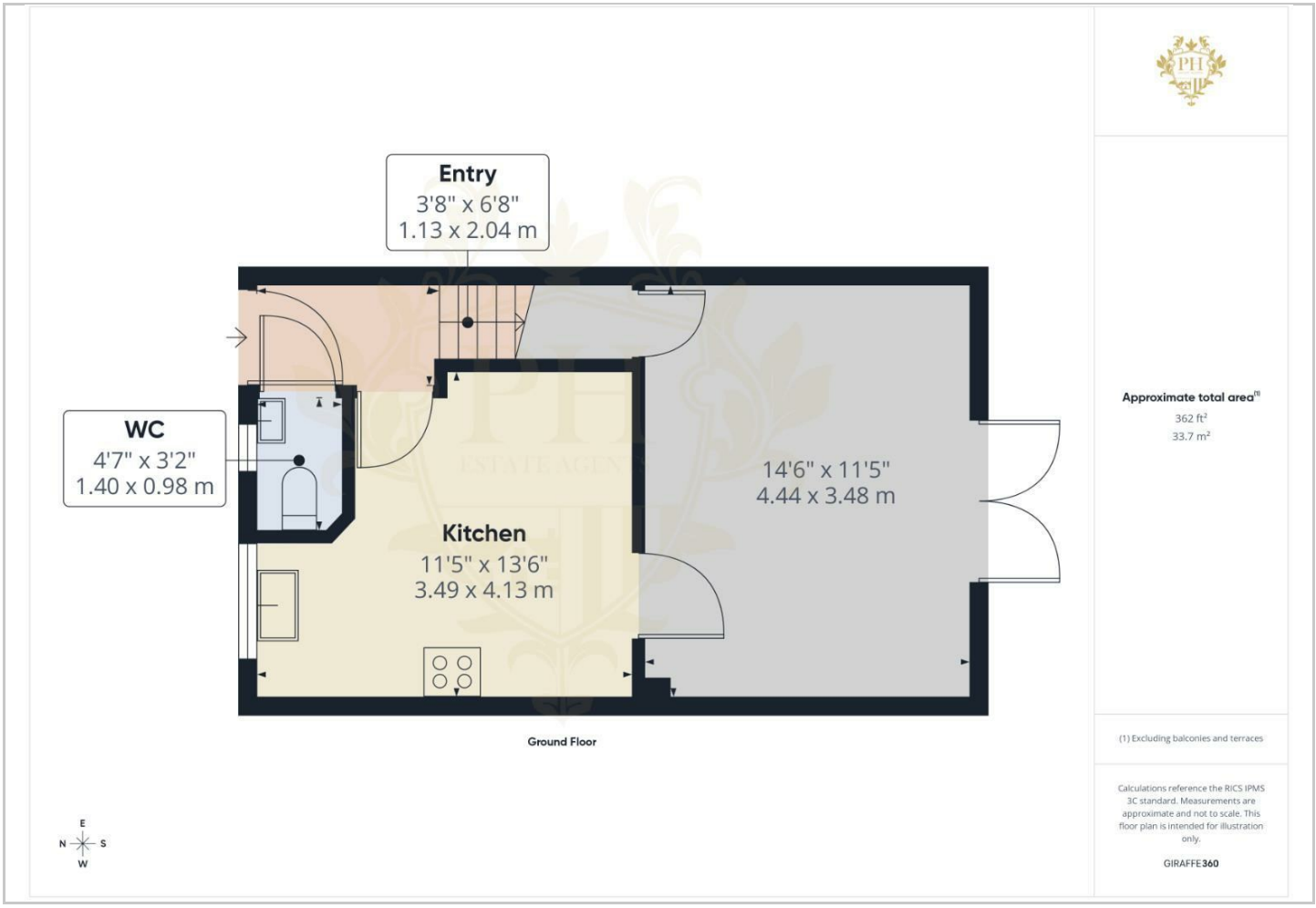
Hybrid Map



Terrain Map



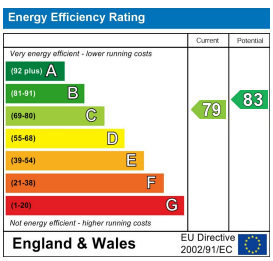
Floor Plan



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.

PH Estate Agents Limited 65 High Street, Redcar, TS10 3DD
Tel: 01642 688814 Email: redcar@phestateagents.co.uk https://www.phestateagents.co.uk/