



46 Park Avenue

, Redcar, TS10 3LD

Offers In The Region Of £160,000



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HALLWAY

9'3" x 3'11" (2.82m x 1.19m)

Step through the white UPVC double glazed front door and into a bright, welcoming hallway that sets the tone for the rest of the home. From here, you have easy access to the reception room, the kitchen/dining room, and the staircase leading to the first floor — with a handy storage cupboard hidden on the stairs, perfect for keeping everyday essentials out of sight.

RECEPTION ROOM

13'3" x 12'2" (4.04m x 3.71m)

The reception room is generously sized, comfortably accommodating a two-piece suite alongside additional storage units. Natural light filters through the UPVC double glazed window, while a classic fire surround with an electric fire adds warmth and character to the space. Underfoot, sleek laminate flooring runs throughout, and a radiator ensures the room stays cosy year-round. Double doors open seamlessly into the kitchen/dining room beyond, creating a natural flow between the living spaces.

KITCHEN/ DINING ROOM

8'11" x 18'10" (2.72m x 5.74m)

To the right of the room, the kitchen area is fitted with an attractive range of cream wall, base and drawer units, complemented by sleek chrome handles and warm wood effect worktops. A built-in electric oven sits beneath a

gas hob, while generous space is provided for free-standing appliances. Natural light filters through a UPVC double glazed window, giving the space a bright and functional feel.

To the left, the dining area offers a comfortable and inviting space, easily accommodating a full dining table and chairs — ideal for family meals and entertaining. A double radiator keeps the room warm throughout the colder months, and elegant French doors open directly onto the rear garden, flooding the space with light and creating a seamless connection between indoor and outdoor living.

LANDING

7'10" x 8'10" (2.39m x 2.69m)

The landing is a welcoming space, featuring a UPVC double glazed window that fills the area with natural light, and soft carpet underfoot. From here, you'll find access to the property's three bedrooms, the family bathroom, and the loft above.

BEDROOM ONE

13'6" x 10'10" (4.11m x 3.30m)

The first bedroom sits at the front of the property, a well-proportioned room with enough space to comfortably fit a double bed and larger storage units. A UPVC double-glazed window lets in natural light, while the radiator keeps things warm year-round. Underfoot, fresh grey carpet adds a clean, modern feel, and a feature fire

surround gives the room a real sense of character.

BEDROOM TWO

8'8" x 10'11" (2.64m x 3.33m)

The second bedroom, positioned at the rear of the property, is a comfortable and versatile space that can easily accommodate a double bed alongside larger storage units. Natural light filters in through a UPVC double glazed window, while a radiator ensures the room stays warm year-round. Soft carpet underfoot adds to the room's cosy feel, making it a welcoming retreat for guests or family alike.

BEDROOM THREE

8'5" x 8'8" (2.57m x 2.64m)

The third bedroom sits at the front of the property, bathed in natural light from its UPVC double glazed window. Cosy and well-suited for a single bed, the room offers enough space for select storage furniture, while the radiator ensures warmth year-round. Soft carpet underfoot adds a comfortable, homely feel.

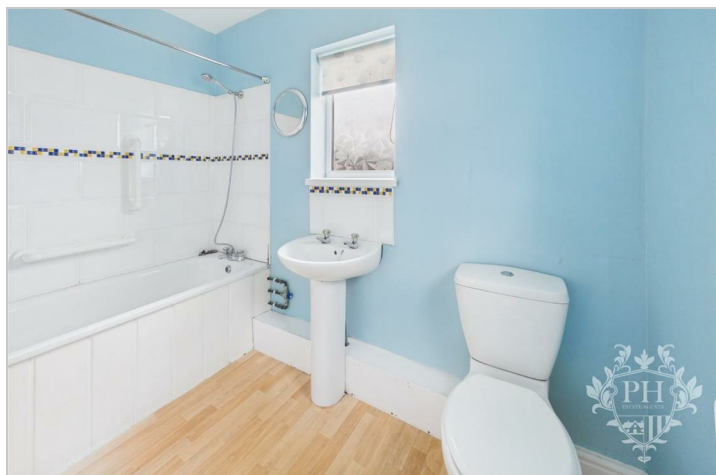
FAMILY BATHROOM

5'7" x 8'9" (1.70m x 2.67m)

The family bathroom is fitted with a classic three-piece suite, featuring a full-sized panelled bath complete with shower attachments and tiled surround. A hand basin and low-level W.C. complete the suite. Natural light filters through a frosted UPVC double-glazed window, ensuring both privacy and brightness, while a radiator keeps the room comfortably warm throughout the year.

EXTERNAL

The property boasts a generous front garden, which — with the addition of a dropped curb — could easily be converted into a private driveway. To the rear, a well-maintained garden provides a lovely outdoor retreat, complete with a garage offering practical storage or parking. Perfectly positioned, the property is just a short stroll from Redcar's scenic seafront, with a range of local amenities and schools close at hand.



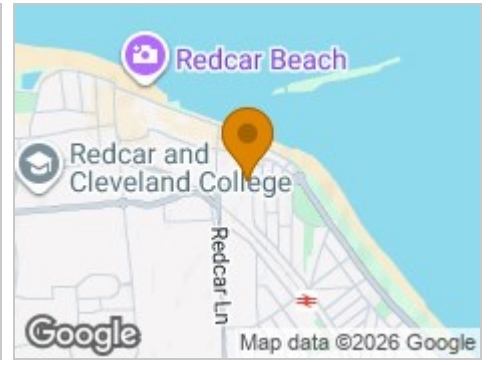
Road Map



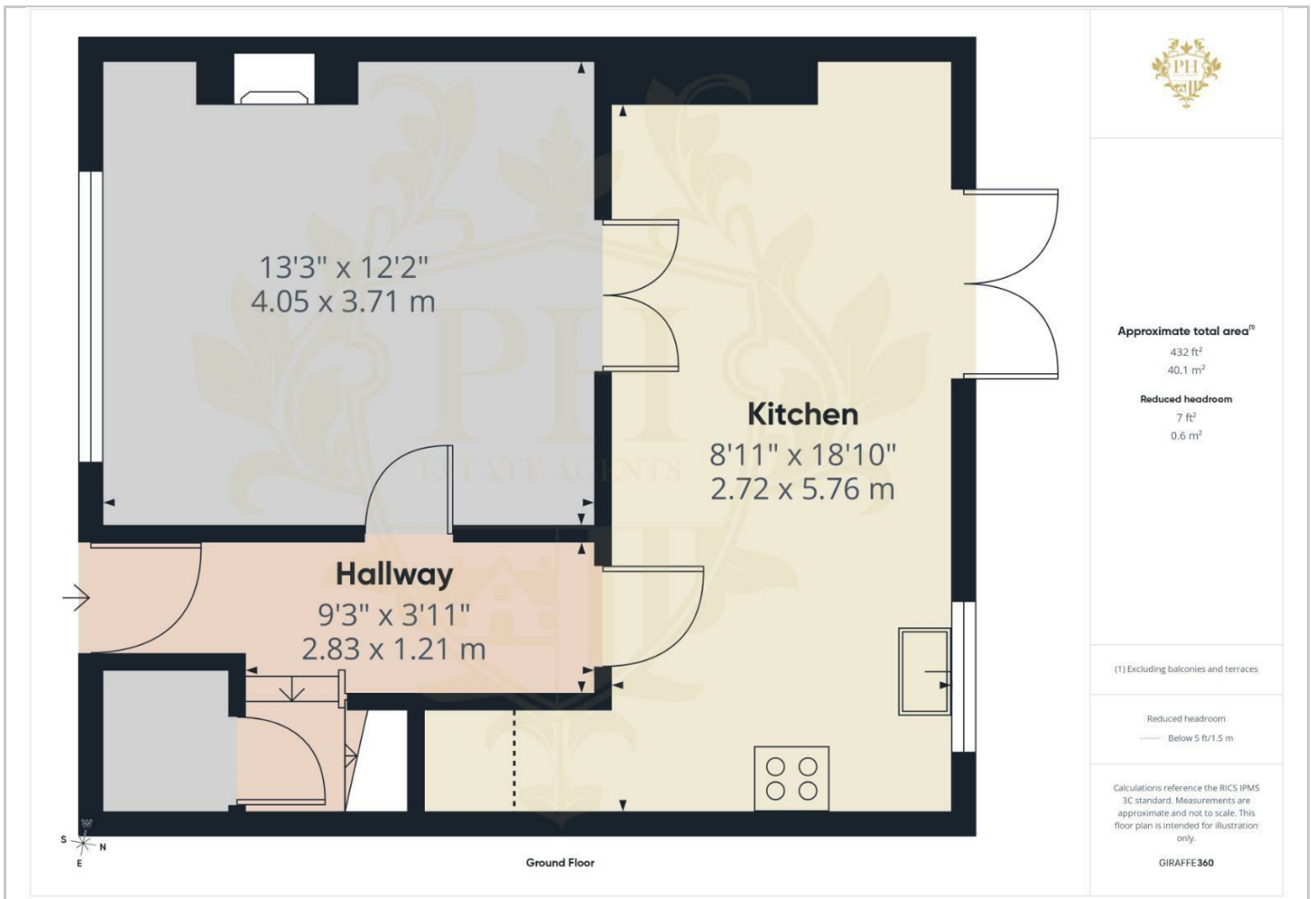
Hybrid Map



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



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