

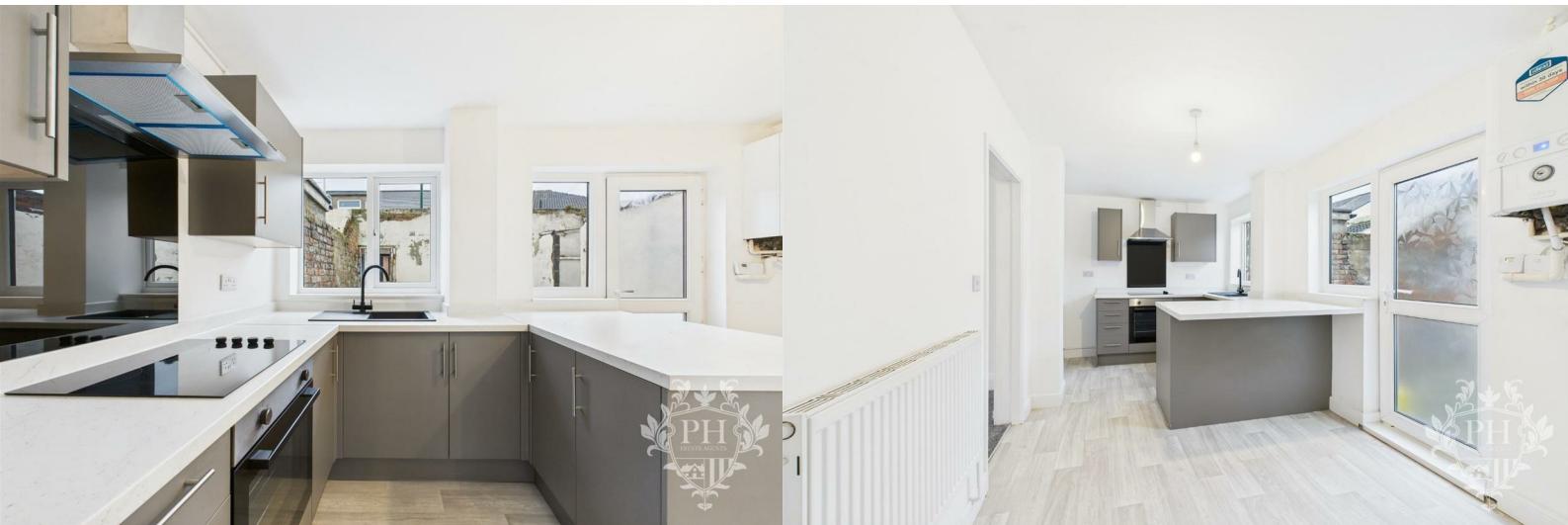


PH ESTATE AGENTS



5 Arthur Terrace , New Marske, TS11 8ET

£85,000



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ENTRANCE

4'11" x 4'0" (1.50m x 1.22m)

Step inside through a crisp white UPVC double glazed door at the front of the house, and you're greeted by a welcoming hallway filled with natural light. The plush, newly laid carpet feels soft underfoot, and the freshly painted walls give the space a clean, inviting look. From here, you can head into the spacious reception room or take the stairs up to the first floor.

RECEPTION ROOM

12'5" x 12'0" (3.78m x 3.66m)

The reception room welcomes you at the very front of the property, instantly drawing your eye with its generous proportions—easily accommodating a comfortable two-piece suite along with extra storage pieces, without ever feeling cramped. Sunlight pours in through a wide UPVC double-glazed window, illuminating the newly laid grey carpet that feels plush underfoot. The walls, painted in a fresh, neutral shade, create a calm and inviting backdrop. A sleek, modern internal door leads directly from here into the kitchen diner, offering a seamless transition between living spaces.

KITCHEN DINER

8'6" x 16'11" (2.59m x 5.16m)

The kitchen has undergone a stylish renovation, now featuring sleek grey cabinetry that lines the walls and provides ample storage in both base and drawer units. A built-in electric oven sits seamlessly beneath a smooth ceramic hob, topped with a contemporary extractor fan, while pale countertops offer a crisp contrast to the deeper tones of the cabinets. The layout offers generous room for freestanding appliances—think a full-size fridge, dishwasher, or even a wine cooler—along with a versatile under-stair nook for extra storage or utility space. Off to the right, the dining area easily accommodates a full dining table, perfect for family meals or entertaining friends, and is kept cozy by a modern radiator. The space is brightened by fresh, modern flooring and natural light streaming through a UPVC double glazed window and door, creating an inviting atmosphere for both everyday living and special occasions.

LANDING

2'7" x 3'3" (0.79m x 0.99m)

The split-level landing is finished with plush new grey carpeting and walls painted in a crisp, contemporary shade, creating a welcoming transition between spaces. From here, you'll find easy access to three generously sized bedrooms and a sleek, modern family bathroom, all thoughtfully designed for comfort and style.

BEDROOM ONE

12'3" x 8'7" (3.73m x 2.62m)

The first bedroom is positioned at the front of the property, where sunlight streams in through a large UPVC double-glazed window. There's plenty of space for a double bed, wardrobes, and additional storage, so the room feels open and inviting rather than cramped. Freshly laid grey carpet adds a

modern, cozy touch underfoot, and the recently painted walls give the space a clean, contemporary look. A radiator sits beneath the window, ensuring the room stays warm and comfortable throughout the year.

BEDROOM TWO

9'3" x 8'9" (2.82m x 2.67m)

The second bedroom is positioned at the front of the house, catching plenty of natural light through its UPVC double-glazed window. There's enough room for a double bed, though larger wardrobes or storage pieces might be a tight fit. The fresh grey carpet underfoot adds a modern touch, and the newly painted walls make the space feel clean and inviting. A radiator keeps the room warm and comfortable year-round.

BEDROOM THREE

8'7" x 5'7" (2.62m x 1.70m)

The third bedroom is tucked away at the back of the house, offering a private and peaceful retreat. There's ample space for a single bed, and the room can easily accommodate larger storage units without feeling cramped. Plush new grey carpeting stretches wall to wall, complementing the freshly painted walls. Natural light filters in through a modern UPVC double-glazed window, while a radiator ensures the space stays warm and comfortable year-round.

FAMILY BATHROOM

5'6" x 5'6" (1.68m x 1.68m)

The newly updated family bathroom features a stylish three-piece suite, complete with a spacious walk-in shower fitted with a sleek glass screen and a thermostatic shower for precise temperature control. A contemporary hand basin and a low-level WC provide both comfort and convenience. The room is finished with modern wall cladding that adds a polished, easy-to-clean surface, while a radiator keeps the space warm and inviting. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness.

EXTERNAL

This property features a private, secure backyard—perfect for relaxing or letting the kids play safely. Convenient on-street parking is available right outside, and you're only a few minutes away from neighborhood shops, schools, and the A174, whether you prefer to walk or drive.

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

Tel: 01642 688814

- 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



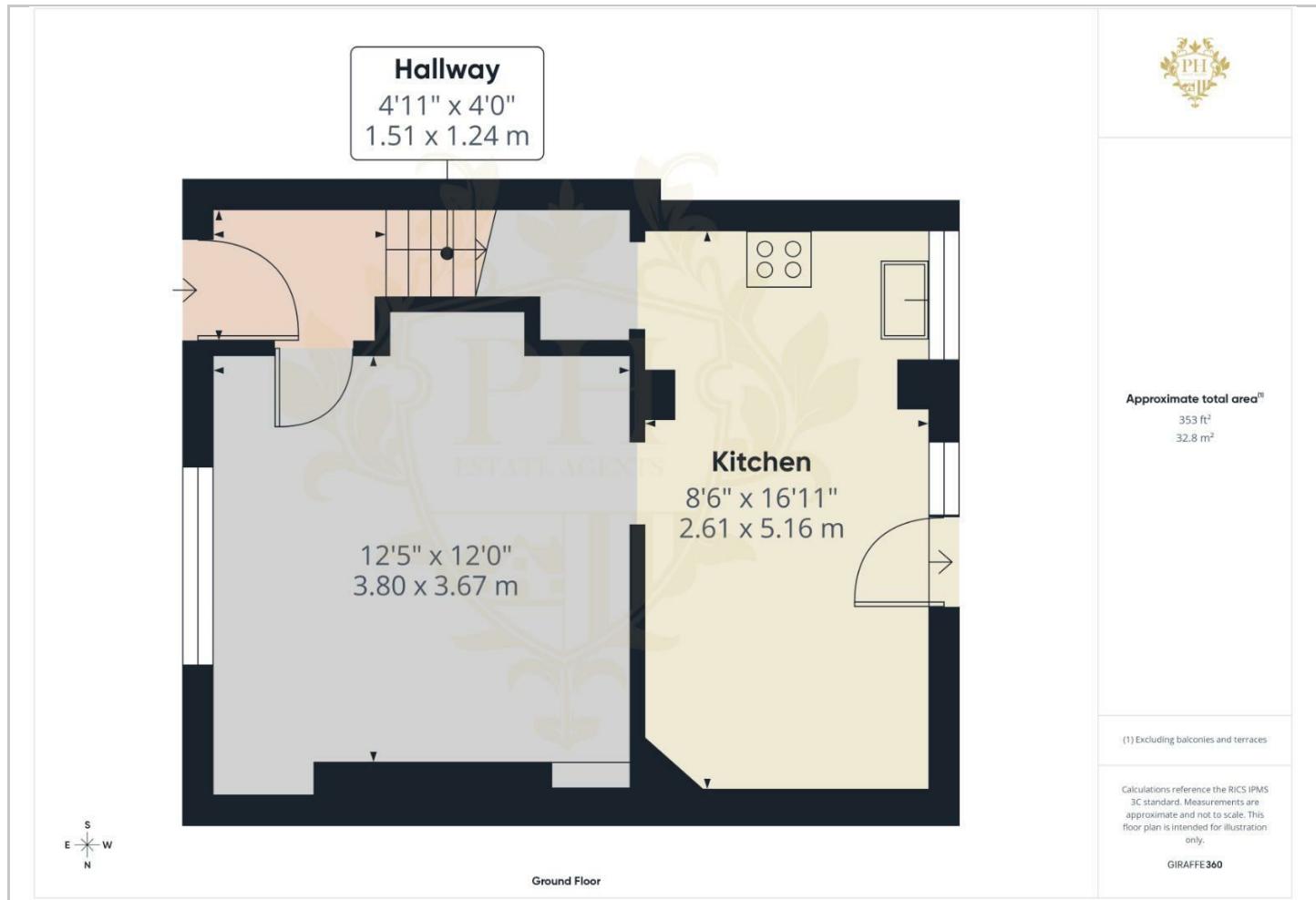
Hybrid Map



Terrain Map



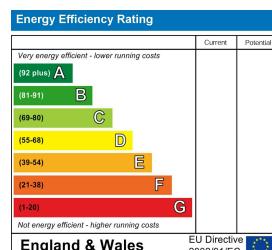
Floor Plan



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.