



PH ESTATE AGENTS



14 The Crescent  
, Redcar, TS10 3AU

Offers In The Region Of £80,000



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## 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.

## HALLWAY

Entering from the front aspect into a large hallway which gains access to the reception room, dining room, kitchen and first floor.

## RECEPTION ROOM

The reception room is large in space benefiting from a bay window, fire surround and radiator.

## DINING ROOM

The dining room is to the rear aspect and provides the space needed for a large dining table. This room also benefits from a bay window, fire surround and radiator.

## KITCHEN

The kitchen is in need of complete renovation and currently has an array of light wall, base and drawer units with a window to the side aspect and door which leads to the rear garden.

## LANDING

The landing gains access to the three spacious bedrooms, bathroom and toilet whilst also benefiting from a window to the side aspect and overstair storage cupboard.

## BEDROOM ONE

The first bedroom is to the front aspect of the property

and provides the space for a double bed and larger storage units with ease. The room is filled with natural sunlight from the large bay window and has a feature fire surround to add character.

## BEDROOM TWO

The second bedroom set to the rear of the property benefits from a bay window and the space needed for a double bed and larger storage units.

## BEDROOM THREE

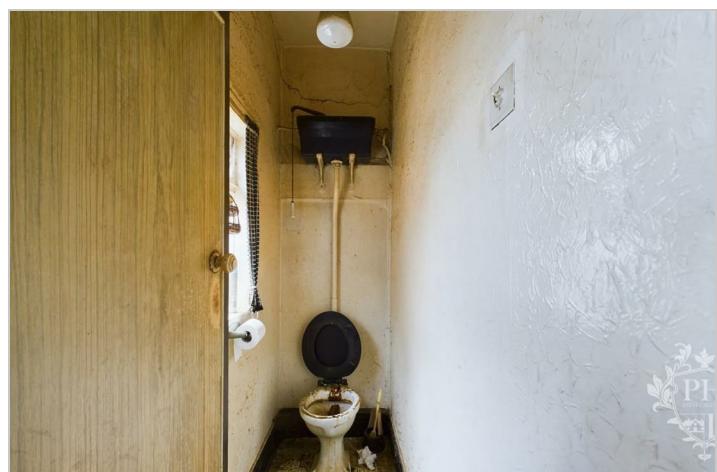
The third bedroom although the smallest of the three comfortably fits a single bed and smaller storage units with a window to the front aspect.

## BATHROOM

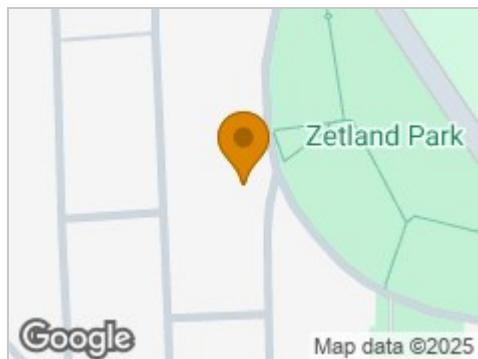
The bathroom is also in need of renewal and currently comprises a two-piece suite which includes a paneled bath and hand basin with a fronted window to the rear aspect.

## EXTERNAL

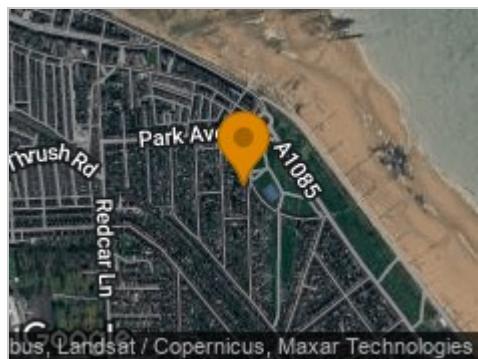
The property offers a small front garden with a large driveway which leads to the garage. To the rear is a grassed garden with trees perfect for summer days.



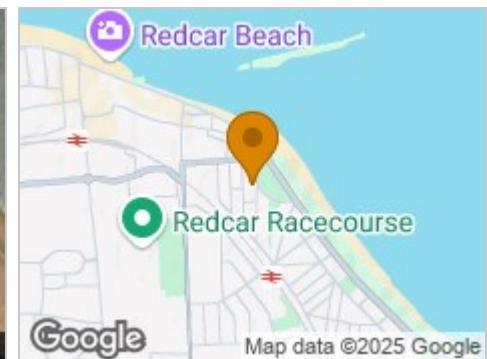
## Road Map



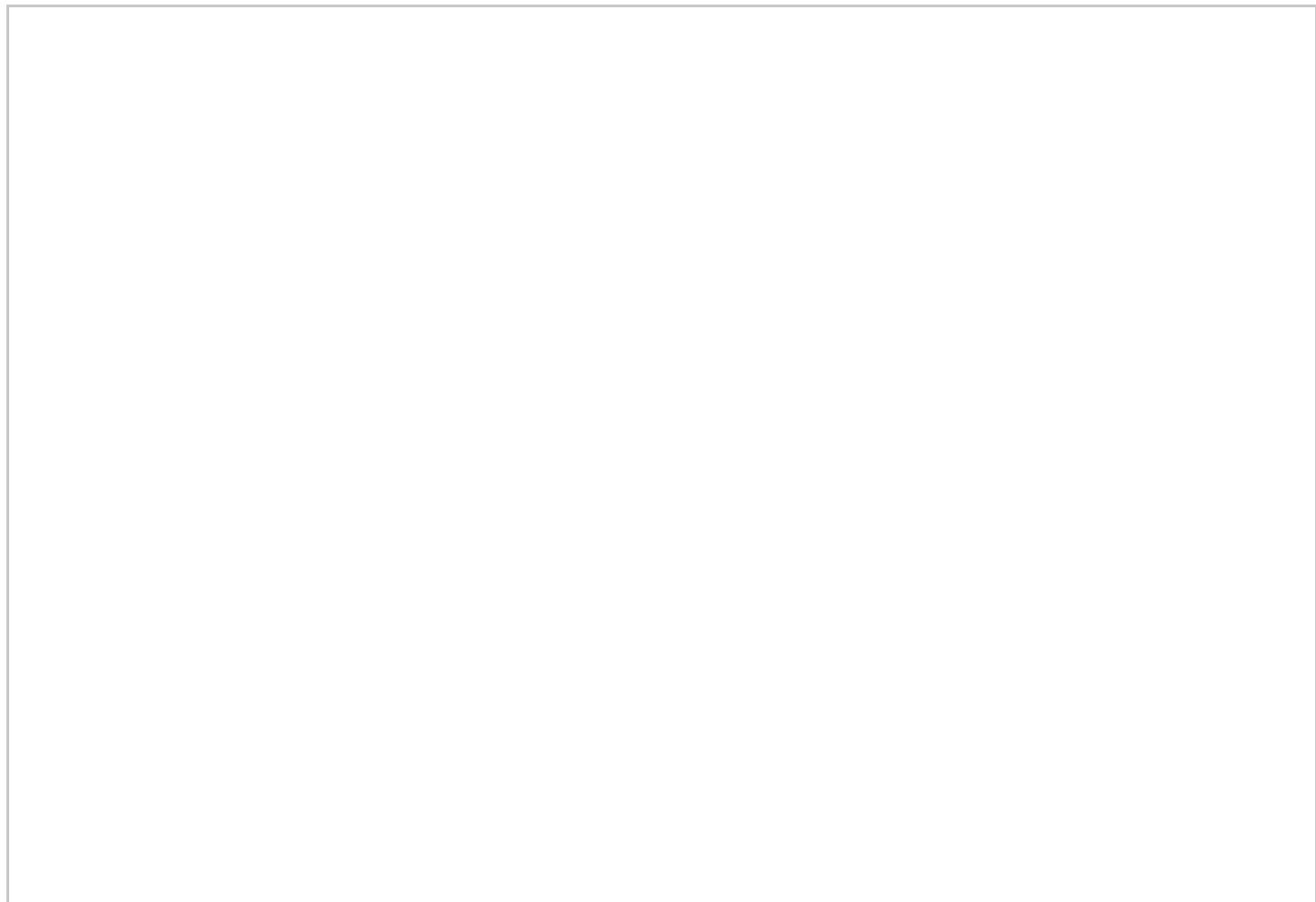
## Hybrid Map



## Terrain Map



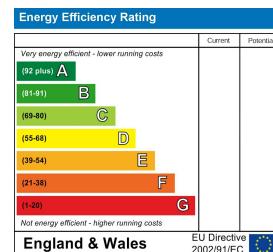
## Floor Plan



## 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.