



29 Brooksbank Avenue

, Redcar, TS10 1HW

£160,000



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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.

PORCH

Step through the striking red composite door from the front yard and you'll find yourself in a welcoming porch. This generously-sized entry space offers the perfect sanctuary for muddy boots, rain-soaked umbrellas, and winter coats. The practical layout ensures your home stays tidy while providing a natural transition between outdoors and in.

HALLWAY

15'1" x 5'3" (4.60m x 1.60m)

The welcoming hallway serves as the central artery of the home, branching off to the elegant reception diner, providing access to the first floor, and concealing a practical understair storage cupboard behind a discrete door.

RECEPTION DINER

27'0" x 9'9" (8.23m x 2.97m)

The expansive reception diner welcomes you with its thoughtful layout and generous proportions. At the front, comfortable living room furniture creates an intimate seating area perfect for relaxation, while the rear section houses an elegant dining space that comfortably accommodates family meals and entertaining. Natural light streams through the UPVC double-glazed window, illuminating the room's carefully planned design. A classic feature fireplace serves as an attractive focal point, its ornate surround adding character to the space. The room's practical amenities include a well-positioned radiator for year-round comfort, while convenient access points lead to both the kitchen and sun-drenched conservatory, creating an easy flow for daily living.

KITCHEN

21'8" x 6'1" (6.60m x 1.85m)

Bathed in natural light from two UPVC double-glazed windows—one peering out to the side and another overlooking the back garden—this well-appointed kitchen makes efficient use of every inch. Clean-lined cabinets in soft, neutral tones line both the walls and base, while sleek drawers provide abundant storage space. The contemporary light grey worktops offer plenty of room for meal preparation, and the thoughtful layout includes dedicated spaces for your favorite appliances. An archway leads directly to the sun-drenched conservatory, creating a natural flow between the two spaces and making this kitchen feel like the heart of the home.

Tel: 01642 688814

SUNROOM

11'0" x 8'11" (3.35m x 2.72m)

Bathed in natural light, the generously proportioned sunroom offers an inviting retreat. The space easily accommodates a comfortable two-piece suite while still leaving room for elegant storage solutions. Large UPVC double-glazed windows stretch across the walls, flooding the room with sunshine throughout the day. The crowning feature is a set of French doors that open seamlessly onto a beautiful decked area, creating a perfect transition between indoor comfort and outdoor living.

LANDING

10'2" x 2'9" (3.10m x 0.84m)

The landing gains access to the two double bedrooms, family bathroom and loft.

BEDROOM ONE

12'2" x 14'3" (3.71m x 4.34m)

Bathed in natural light from both a traditional UPVC double-glazed window and a distinctive diamond-shaped accent window, the primary bedroom occupies a prime position at the front of the home. This generously proportioned space easily accommodates a king-size bed and features sleek, contemporary built-in wardrobes. The thoughtful layout maximizes both comfort and functionality, while the dual window design adds architectural interest and ensures the room remains bright throughout the day.

BEDROOM TWO

13'0" x 9'9" (3.96m x 2.97m)

Tucked away at the back of the property, the peaceful second bedroom offers generous dimensions that easily accommodate a full-sized double bed with room to spare. The well-proportioned space welcomes additional furniture like wardrobes and chest of drawers, making storage a breeze. Natural light streams through the large UPVC double-glazed window, while the modern radiator keeps the room cozy year-round. The room's rear positioning provides a quiet retreat away from street noise, perfect for a restful night's sleep.

FAMILY BATHROOM

Step into a thoughtfully designed bathroom where luxury meets functionality. The centerpiece is an elegant L-shaped bath, complete with a crystal-clear shower screen that keeps water contained while maintaining an open feel. Above, a sophisticated thermostatic shower system offers perfect temperature control at your fingertips. The clever space-saving design continues with a stylish hand basin and toilet combo, featuring sleek built-in storage cabinets beneath—perfect for tucking away toiletries and keeping the space clutter-free. Natural light floods in through a generous frosted UPVC double-glazed window, ensuring both brightness and privacy. For added comfort, a modern towel warmer stands ready to greet you with toasty towels after every shower, adding that touch of spa-like indulgence to your daily routine.

LOFT SPACE

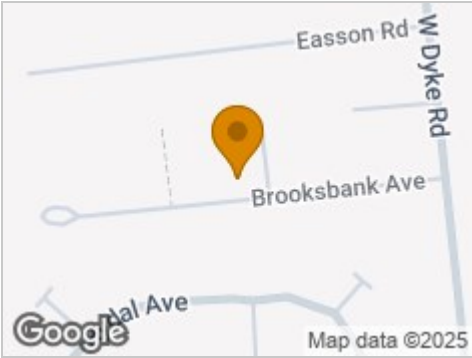
Tucked away above the ceiling, this cozy loft space beckons through sturdy pine pull-down stairs that unfold with a gentle tug. Soft beige carpeting spans the entire floor, creating a warm and welcoming atmosphere, while a Velux skylight bathes the area in natural daylight. This versatile storage haven offers the perfect spot to store away seasonal decorations, cherished mementos, and everyday items that need a dedicated home.

EXTERNAL

Nestled along a peaceful street, this charming property welcomes you with convenient on-street parking and a cozy front garden, enclosed by a traditional stone wall that adds character to the home's facade. Step around to the back, and you'll discover a delightful private oasis - a quaint garden featuring a well-crafted wooden deck perfect for summer evenings and outdoor dining. A practical storage room provides valuable space for garden tools and outdoor essentials. Just minutes by car, you'll find yourself among local shops and services, while the thrilling atmosphere of Redcar Racecourse and the refreshing seaside promenade offer endless opportunities for recreation and relaxation. The rhythmic sound of waves and the salty breeze are just a short journey away, making this location ideal for beach lovers and those seeking a perfect blend of coastal living and urban convenience.



Road Map



Hybrid Map



Terrain Map



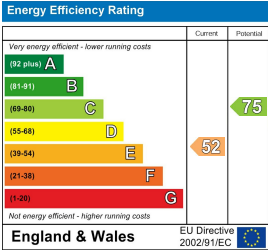
Floor Plan



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.