



4 Lewis Walk

Guisborough, TS14 7EQ

£134,950

Energy Rating : C



4 Lewis Walk

DESCRIPTION

Situated to the east of Hutton Lane towards the outskirts of this popular development, this quite superb Two Double Bedroom Terraced Home is ideal for first time buyers, couples or young families alike as the town centre is within walking distance as is local shopping facilities and Highcliffe Primary School. Both the fitted kitchen and bathroom are of a high quality, the kitchen includes a host of appliances and the bathroom has a separate shower. Much of the ground floor benefits from Karndean flooring.

Other notable features include a gas central heating system (the Worcester boiler and gas hob have been serviced in June 2024), uPVC double glazing, newly fitted carpets throughout, freshly decorated throughout, a welcoming bow fronted lounge, a useful study landing where the space can be utilised as required, multiple storage options, enclosed lawned gardens to the front and rear (both child and pet friendly) and residents parking on Dorset Road as there is only pedestrian access to the house.

In our opinion, this is one of the best properties of its type available on the market and comes highly recommended for an early viewing as it is in 'ready to move into' condition with no onward chain.

Accommodation

Hallway

Upvc double glazed entrance door, karndene flooring and staircase leading off to the first floor.

Lounge 12' 6" x 11' 10" (3.81m x 3.60m)

Front aspect upvc double glazed bow window with a deep window sill. Radiator, coved ceiling, coal effect electric fire and an alcove with an ornamental glass shelf.

Breakfast Kitchen 11' 10" x 10' 7" (3.60m x 3.22m)

Quality range of wall and base units with cupboards, laminate effect worktops, drawers including pan drawers and a wine rack. Breakfast bar, integrated under counter fridge, integrated under counter freezer and an integrated washing machine. Karndean flooring continuing, built in five ring gas hob (recently serviced), with a chrome and glass extractor hood over and a built in fan assisted oven and grill. Radiator, cupboard housing the wall mounted Worcester gas combination boiler (recently serviced). Coloured single drainer and unit with a mixer tap.

Rear Hallway

Deep understairs cupboard with cloak pegs. Upvc double glazed rear access door, alcove suitable for a dryer as it is vented.

First Floor

Study Landing 5' 9" x 9' 0" (1.75m x 2.74m)

Could be utilised as required.

Bedroom 1 15' 0" x 8' 5" (4.57m x 2.56m)

Two sets of double fitted wardrobes with sliding doors, radiator and lovely views of the hills from the upvc double glazed window. Coved ceiling

Bedroom 2 12' 0" x 9' 1" (3.65m x 2.77m)

Built in double wardrobe and hill views from the upvc double glazed window. Radiator, coved ceiling and access to the loft space. Please note the measurements include the stairwell.

Bathroom 8' 9" x 8' 1" (2.66m x 2.46m)

Smart white modern suite comprising of a low flush wc with a hidden cistern, pedestal wash hand, corner bath and a separate quad shower enclosure with a mixer shower. Tiled walls. Double glazed velux roof window.

Externally

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Parking

There is only pedestrian access to the property with parking available for residents on Dorset Road.

Gardens

There are gardens to the front and rear both gated and enclosed and mainly laid to lawn. The rear garden incorporates a shed with electrics and a cold water tap.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.