



15 Hedley Street
Guisborough, TS14 6EG

£139,995

Energy Rating : E



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Description

Certain to be of interest to first time buyers or young couples/families, this modernised larger style Three Bedroom Bay Fronted Inner Terrace House has been enhanced by a versatile loft conversion which is presently used as an occasional bedroom but could be utilised as required, i.e a hobbies/work room and, rarely available with this type of property, a garage accessed from the rear. The generously proportioned and beautifully presented living accommodation offers much character and features gas central heating, uPVC double glazing, lounge with an arch opening to the dining room, a fitted kitchen with a host of integrated appliances and a first floor shower room/w.c. Outside there is a good sized south west facing rear courtyard with partial decking to take full advantage of the sunny position, a single garage (rear access) and permit street parking to the front - there is a permit for residents plus two visitor permits. The location is within close walking distance of the town centre with its wide range of individual shops, supermarket shopping, post office, pubs, cafes, restaurants and bus services. A property that really must be viewed to fully appreciate the quality and space on offer.

Accommodation

Entrance Vestibule

Hallway

Radiator and an internal window to the lounge.

Lounge 14' 0" x 11' 1" (4.26m x 3.38m)

Front aspect upvc double glazed bay window, working cast iron fireplace, radiator, picture rail, moulded coved ceiling. Arch opening to:-

Dining Room 13' 10" x 11' 8" (4.21m x 3.55m)

Coved ceiling, period style fire surround (decoration only), radiator, upvc double glazed double opening french doors which give direct access to the enclosed rear courtyard.

Kitchen 16' 1" x 9' 0" (4.90m x 2.74m)

Smart range of wall and base units with cupboards, drawers and marble effect worktops. One and a half inset stainless steel drainer and unit with mixer tap, tiled surrounds and a tiled floor. Breakfast bar, built in gas hob and fan assisted electric oven with a chimney style extractor hood over. Integrated undercounter fridge, integrated undercounter freezer, plumbing for a washing machine and an understairs cupboard. Upvc double glazed window and access door to the yard.

First Floor

Landing

Radiator.

Loft Conversion 15' 9" x 13' 8" (4.80m x 4.16m)

Accessed from the staircase from the landing. Two exposed beams, eaves storage, double glazed velux roof window, boarded and insulated. Presently used as an occasional bedroom.

Bedroom 1 13' 8" x 14' 0" (4.16m x 4.26m)

Front aspect upvc double glazed window, moulded coved ceiling, two sets of built in wardrobes to the alcove, additional single wardrobe, bedside cabinets and an additional fitted drawer pack. Ceiling fan/light and radiator.

Bedroom 2 12' 4" x 9' 7" (3.76m x 2.92m)

Coved ceiling, radiator and a upvc double glazed window.

Bedroom 3 9' 7" x 9' 0" (2.92m x 2.74m)

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Built in storage cupboard, radiator and a upvc double glazed window.

Shower Room

Space saving door from the landing. White suite comprising of a wash hand basin with vanity cupboards below, low flush wc with a hidden cistern. Shower enclosure with a mixer shower with an additional drench shower head. Upvc double glazed window, chrome effect heated towel radiator, tiled floor, walls and PVC panelled ceiling.

Externally

Enclosed Rear Courtyard

Partially decked to take full advantage of the sunny aspect with gravel beds, borders and there is a gate to the rear.

Garage

Single garage to the rear with double wooden doors, power points and lighting (accessed from the rear).

Parking

Street permit parking.

Council Tax Band

Council tax band:- B

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**

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Viewing Arrangements

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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.