



158 Westgate
Guisborough, TS14 6NL

£149,950

Energy Rating : D



158 Westgate

Description

Improved and refurbished to the very highest of standards, this truly outstanding Three Bedroom Terraced Home is one of the best available of its type with a noteworthy feature being a full size attached garage accessed from the rear with a utility area, something rarely available in this location. The beautifully presented and generous sized living accommodation boasts a gas central heating system, uPVC double glazing, two reception rooms (both with fully functional open fires), a high quality fitted kitchen with a built-in oven & hob, a modern white bathroom with a shower bath and an enclosed rear courtyard garden which is a lovely space to enjoy, it is approximately 37 feet deep with a seating area. The town centre itself offers a wide range of individual shops, supermarket shopping, cafes, bars, restaurants and bus services. The North Yorkshire Moors and coastal areas are also within easy reach. In our opinion, this is one of the best terrace properties on the market and is ready to move into and enjoy straight away. Viewing is a must to appreciate the size and quality on offer so please call us now.

Accommodation

Entrance Vestibule

Upvc double glazed entrance door. Connecting door to:-

Hallway

Radiator and staircase off to the first floor.

Lounge 14' 2" x 12' 8" (4.32m x 3.86m)

Front aspect upvc double glazed bay window, double radiator, moulded coved ceiling and ceiling rose. Adams style fire surround with a tiled inset and hearth with a fully functional open fire. Double small pane doors to:-

Dining/Family Room 11' 11" x 12' 2" (3.64m x 3.72m)

Fire surround with a marble inset and hearth incorporating a fully functional open fire. Upvc double glazed sliding patio doors which give direct access to the rear courtyard garden which is not overlooked. Double radiator, coved ceiling and ceiling rose.

Fitted Kitchen 15' 7" x 8' 3" (4.76m x 2.51m)

Modern range of wall and base units with cupboards, drawers and laminate effect worktops. Tiled surrounds, plumbing for a washing machine, plumbing for a dishwasher, double radiator and space for a fridge freezer. Inset stainless steel drainer and unit with a mixer tap, upvc double glazed side aspect window and access door to the courtyard.

First Floor

Landing

Bedroom 1 10' 4" x 12' 8" (3.15m x 3.87m)

Front aspect upvc double glazed window and radiator.

Bedroom 2 12' 0" x 12' 2" (3.65m x 3.71m)

Rear aspect upvc double glazed window and a double radiator.

Bedroom 3 12' 10" x 7' 10" (3.91m x 2.38m)

Front aspect upvc double glazed window and radiator.

Family Bathroom

White three piece suite comprising of a shower bath with a glazed screen, and PVC panelled. Low flush wc and a pedestal wash hand basin. Cupboard housing the wall mounted gas combination boiler, upvc double glazed window and a chrome effect heated towel radiator.

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Externally

Forecourt

Set behind a brick boundary wall is a gravelled forecourt garden with a gated pathway.

Rear Courtyard 37' 8" x 10' 2" (11.49m x 3.09m)

Covered seating area, extensive patio, cold water tap and a rear gate. Access door to:-

Attached Garage 17' 8" x 8' 2" (5.39m x 2.49m)

Something that is rarely available on Westgate. Double wood doors, side door to the courtyard, power/electric lights and there is a utility area which is sectioned off from the main garage. Please note the garage is accessed from the foot of Allison street at the rear.

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

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 D. 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.