



91 Aldenham Road
Guisborough, TS14 8LA

£112,500

Energy Rating : C



Description

Ideally suited for first time buyers, couples or those seeking one level living, this lovely Two Bedroom Ground Floor Flat enjoys a south facing position in the highly popular Hunters Hill development which is in easy reach of local shopping facilities on Enfield Chase, a bus service & access points to the hills and woodland walks.

This property has been much improved over the last two years by the present owner to include a new modern white bathroom with a shower, new uPVC double glazed windows with shutter style blinds, a composite entrance door and a new gas combination boiler which is still under warranty.

The lease has also been extended with approximately 109 years remaining. We are advised by the seller there is a Ground Rent charge which is currently £200.00 per annum - this has been paid and up-to-date until June 2025. The accommodation briefly comprises of an 'L' shape hallway, a lounge with a picture window, a smart and well equipped fitted kitchen, two bedrooms (one double and one single) served by a combined bathroom with a shower. Outside there is a driveway which provides off road parking for two cars and a detached larger than average brick garage. A low maintenance gravelled front garden is to the front. We strongly recommend an early viewing so please call us now.

Accommodation

L Shaped Hallway

Composite entrance door, radiator, shelved cupboard, coved ceiling and a storage cupboard which houses the wall mounted gas combination boiler.

Living Room 14' 5" x 10' 9" (4.39m x 3.27m)

Front aspect upvc double glazed picture window and a double radiator. Space saving door to:-

Kitchen 8' 10" x 7' 9" (2.69m x 2.36m)

Smart range of white high gloss wall and base units with cupboards, drawers and laminate effect worktops. Built in electric ceramic hob and a fan assisted electric oven with a concealed extractor hood over. Integrated fridge freezer, integrated washing machine and an integrated wine rack. Tiled surrounds, coloured single drainer and unit with a hose tap.

Bedroom 1 12' 3" x 9' 7" (3.73m x 2.92m)

Front aspect upvc double glazed window. Radiator

Bedroom 2 8' 6" x 6' 8" (2.59m x 2.03m)

Upvc double glazed window, radiator and coved ceiling.

Bathroom 5' 5" x 6' 3" (1.65m x 1.90m)

White suite comprising of a low flush wc, wash hand basin with vanity cupboards below and a panel bath with a mixer shower tap plus an additional electric shower with a curtain and rail. Upvc double glazed window, radiator, tiled floor, mirrored wall cabinet and an extractor unit.

Externally

Driveway

Provides off road parking for two cars and leads to a detached garage.

Brick Built Detached Garage

Larger than average with an up and over door and power/electric lights. Side window.

Gardens

There is a gravelled front garden which offers a low maintenance option and is enclosed by dwarf fencing.

Notes

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The lease has been extending with approx 109 years to run. The ground rent is currently £200 per Annum (this is paid up until June 2025).

Council Tax Band

Council tax band:- A

Energy Performance Certificate

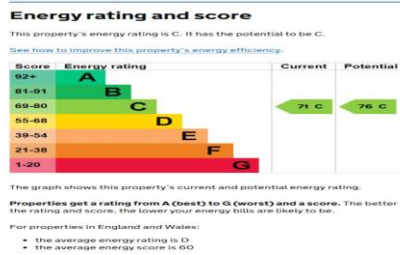
A full Energy Performance Certificate is available upon request.

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.



Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.