



Thames Avenue
Guisborough, TS14 8AD

£330,000

Energy Rating : D



Thames Avenue

DESCRIPTION

An excellent example of a Three Double Bedroom Detached Bungalow offering one level living that would be equally well suited as a family or retirement home with a versatile converted loft room that is currently used as an occasional bedroom with a shower room adjacent. Built by Peacock in the 1960's, this lovely home is situated within the highly sought after Thames Avenue which lies west of Hutton Lane. Much larger than its outward appearance would have you believe and beautifully cared for over many years, features include a security system (extends into the garage), gas central heating, uPVC double glazing, a welcoming dual aspect bay fronted lounge with picture windows, a well equipped fitted dining kitchen, a utility/laundry room with a separate toilet, a modern bathroom with a shower and a spacious loft room offering potential for further development subject to the necessary permissions and consents. One of the bedrooms currently presents as a second reception room so could be utilised as required - the choice would be yours. This double fronted home occupies a corner site and framed by hedging and landscaped gardens. There is driveway parking, an attached single garage and a rear patio garden. This first class residential area is much sought after and within easy reach of the town centre with its wide range of amenities, supermarket shopping, individual shops, post office, bars, cafes and restaurants. This is a simple chain free sale with immediate vacant possession so an early viewing is highly recommended.

ACCOMMODATION

Ground Floor

Entrance Porch 3' 5" x 11' 8" (1.05m x 3.55m)

uPVC double glazed entrance door with adjacent windows. Glazed door with adjacent obscure glass windows connect the hall. Tiled floor.

Reception Hallway 10' 10" x 12' 11" (3.31m x 3.93m)

Radiator, delph rack and access to the converted loft space.

Triple Aspect Lounge 15' 3" plus bay x 11' 3" (4.65m x 3.43m)

Front aspect uPVC double glazed window, two side aspect uPVC double glazed picture windows and one additional side aspect uPVC double glazed windows. Attractive tiled fireplace incorporates a coal effect living flame gas fire. Coved ceiling and radiator.

Dining Kitchen 11' 2" (max) x 18' 1" (3.41m x 5.51m)

Range of wall and base units with cupboards, drawers and wood effect worktops, fitted dresser unit, one and a half inset stainless steel drainer and unit/mixer tap. Built-in eye level double fan assisted electric oven, built-in gas hob, integrated undercounter refrigerator and space for a fridge/freezer. Two front aspect uPVC double glazed windows, radiator.

Utility Room 10' 1" x 4' 10" (3.08m x 1.48m)

Accessed via a connecting door from the kitchen. Base units with laminate effect worktops, stainless steel drainer and unit, uPVC double glazed window, plumbing for an automatic washing machine. Door to:

Separate Toilet

Low flush w.c and wash hand basin.

Dual Aspect Bedroom 1 12' 2" x 10' 0" (3.71m x 3.04m)

Three uPVC double glazed windows, two sets of double built-in wardrobes with overhead cupboards, radiator.

Bedroom 2 10' 10" x 9' 5" (3.29m x 2.88m)

uPVC double glazed window, radiator, built-in double wardrobe.

Bedroom 3/2nd Reception Room 19' 4" plus bay x 11' 9" (5.89m x 3.57m)

Thames Avenue

Two uPVC double glazed windows (dual aspect), coved ceiling, two radiators, parquet floor, display cabinets fitted into the alcove.

Tiled Bathroom 7' 11" x 7' 2" (2.42m x 2.19m)

Coloured panelled bath and pedestal wash hand basin. White low flush w.c. PVC panelled quad style shower enclosure with a mixer shower. Chrome effect heated towel radiator.

Second Floor

Converted Loft

Accessed from the hallway via a pull down wooden ladder and offers scope for further development subject to the necessary permissions and consents but currently presents as:

Occasional Bedroom 9' 9" x 3' 0" (2.98m x 0.91m)

Sloping roof. Boarded, insulated and carpeted. Double radiator, built-in cupboard, eaves access point, power/electrics, range of built-in wardrobes built-into the eaves with sliding mirror doors and a dressing table top with a mirror over.

Shower Room

Coloured low flush w.c. and pedestal wash hand basin. Tiled shower enclosure with an electric shower/folding glazed screen. Extractor unit. Connecting door to a cupboard which houses the wall mounted gas central heating boiler and hot water system.

OUTSIDE

The property occupies a generous corner plot in a prime residential area of the town that is much sought after.

Driveway

Concrete laid providing off road parking and leads to:

Attached Single Brick Garage

Power/electric lights and up/over door. The garage is covered by the alarm system.

Gardens

There are beautifully tended and stocked gardens to the front and side set behind a dwarf brick boundary wall with hedging which provides a natural screen, lawns, climbers, conifers, established rose bushes, evergreens, conifers, an abundance of flowering borders, slate bed and hydrangeas. To the rear is a patio garden offering a low maintenance option and a lovely space to sit and relax in as it is west facing.

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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Council Tax Band

Band 'E'

Thames Avenue

Energy Performance Certificate

A full EPC is available from the Agent on request.

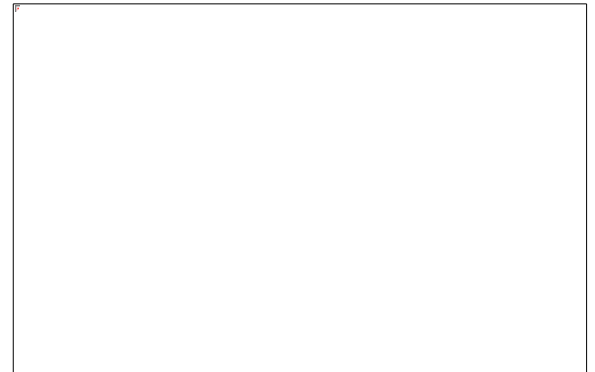
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Viewing Arrangements

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.

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