



1 Rosedale Crescent
Guisborough, TS14 8HZ

£289,950

Energy Rating : D



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Description

Located off The Avenue in the highly regarded Pine Hills development and within walking distance of Galley Hill Primary School, St. Paulinus Roman Catholic Primary School and church, local shopping facilities and The Voyager Pub, this outstanding SOUTH FACING Two Bedroom Detached Bungalow is highly recommended for an early viewing. Warmed by gas central heating and with the additional benefit of uPVC double glazing, this lovingly cared for home has been upgraded over recent years to a particularly high standard with a high quality fitted kitchen and shower room, a welcoming lounge with dining space featuring french doors to the rear garden and a useful rear porch/utility room has been added. A great deal of care and attention has also been given to the outside with a concrete imprint driveway, a detached garage and beautifully tended gardens the rear of which enjoys a private south facing position as it is not directly overlooked. Cul-de-sac positioned, this warm and welcoming home is a fine example of one level living and is offered with no onward chain.

Accommodation

Hallway

Upvc double glazed entrance door with a 'Kingfisher' stain glass pane. Coved ceiling and access to the loft space.

Lounge with Dining Space 18' 6" x 12' 4" (5.65m x 3.77m)

Upvc double glazed double opening french doors which give direct access to the south facing rear garden with an adjacent full height window. Attractive fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Coved ceiling, single and double radiator.

Smart Kitchen 8' 5" x 7' 10" (2.57m x 2.38m)

High quality range of wall and base units with cupboards, drawers a set of deep drawer units and marble effect worktops. Built in gas hob, built in eye level fan assisted electric oven, separate microwave and a concealed extractor hood over. One and a half inset stainless steel drainer and unit with a mixer tap, tiled surrounds, plumbing for a washing machine and a upvc double glazed side access door. Connecting door to the rear porch/utility.

Rear Porch/Utility 7' 6" x 6' 8" (2.29m x 2.02m)

Range of base units, marble effect worktops, double radiator, dual aspect upvc double glazed windows with views over the garden and a rear upvc double glazed door.

Bedroom 1 9' 11" x 9' 10" (3.03m x 2.99m)

Front aspect upvc double glazed window, built in wardrobes to one wall, radiator and coved ceiling.

Bedroom 2 8' 1" x 10' 3" (2.46m x 3.12m)

Front aspect upvc double glazed window, range of fitted wardrobes with overbed cupboards. Coved ceiling and a radiator.

Shower Room

White low flush wc and wash hand basin with vanity cupboards below. Full length shower enclosure with an additional drench shower head. Upvc double glazed window, part tiled walls, coved ceiling, heated towel radiator and a linen cupboard.

Externally

Driveway

Concrete imprint driveway provides plenty of off road parking and gives access to a detached garage.

Detached Garage

Up and over door and power/electric lights.

Attractive Landscaped Gardens

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The attractive landscaped front garden has extensive gravel beds and established conifers, hedging and bushes which offer a low maintenance option. A gated side entrance gives access to the private south facing rear garden which is quite delightful and a lovely space to enjoy and incorporates a patio/seating area, established and stocked borders, floral beds, evergreens, shed, greenhouse, holly trees and rose bushes.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

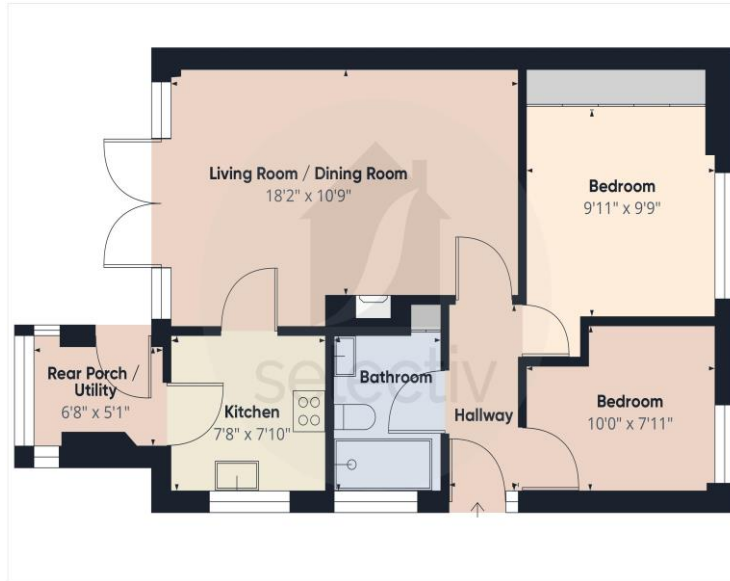
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Energy rating and score

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

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Email: guisborough@selectiv.co.uk

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