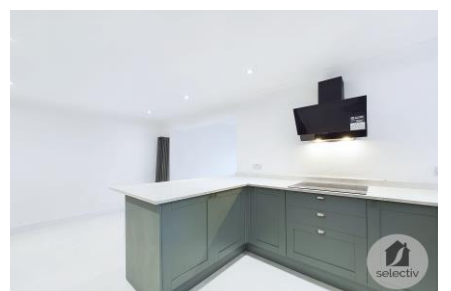




**209 Enfield Chase**  
**Guisborough, TS14 7LG**

**Offers in the region  
of  
£225,000**

**Energy Rating : D**



## 209 Enfield Chase

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### DESCRIPTION

Situated in this long established residential area is an extended Three Bedroom Semi-Detached House of exceptional merit that has been totally transformed by the current owner over the last few months to an exacting standard. The property has been de-shaded, had a rewire (including the garage), a new high quality kitchen and bathroom fitted. New floor coverings and decoration - it is ideal for a family to grow into. The stylish interior features a gas central heating system (new combi boiler), Upvc double glazed windows, new oak internal doors, new architrave and skirting boards and new composite entrance doors to the front and rear. The property has a lovely flow with the well equipped high quality kitchen opening to a dining/family room with garden access via double opening french doors. There is also a connecting door to a very useful and recently created utility/w.c. The plot incorporates a driveway which provides off road parking, a single attached brick garage and gardens to the front and rear, the front is newly seeded and the enclosed west facing rear enjoys views towards the hills and Highcliffe. The property is well placed for local shopping facilities, a pub, good schooling, bus services, lovely country walks and the town centre itself. We strongly advise an early viewing to fully appreciate what is on offer with this stunning family home that is a simple chain free sale.

### Accommodation

#### **Hallway** 10' 5" x 5' 8" (3.17m x 1.73m)

Composite entrance door and a side aspect upvc double glazed window.

#### **Lounge** 13' 6" x 12' 11" (4.11m x 3.93m)

Front aspect upvc double glazed picture window, contemporary styled wall mounted log effect electric fire, (remote controlled). Understairs cupboard and radiator. Double glazed oak doors give access to:-

#### **High Quality Fitted Kitchen** 16' 7" x 12' 2" (5.05m x 3.71m)

Attractive range of wall and base units with cupboards, drawers and laminate marble effect worktops with matching upstands. Coloured single Franke drainer and unit with a mixer tap. Eye level integrated microwave and fan assisted electric oven with a built-in induction hob and a contemporary styled extractor hood over. Integrated fridge/freezer, porcelain tiled flooring, vertical contemporary styled radiator and a upvc double glazed window. Opening to:-

#### **Dining/Family Room** 14' 7" x 10' 5" (4.44m x 3.17m)

Contemporary styled radiator, upvc double glazed double opening doors to the west facing rear garden. Porcelain tiled floor continuing from the kitchen. Connecting door to:-

#### **Utility/WC** 5' 8" x 6' 1" (1.73m x 1.85m)

Upvc double glazed window, new wall mounted gas combination boiler, plumbing for a washing machine and a porcelain tiled floor which continues from the dining/family room. White low flush w.c and wash hand basin.

### First Floor

#### **Landing**

Upvc double glazed window and access to the loft space.

#### **Bedroom 1** 13' 0" x 9' 10" (3.96m x 2.99m)

Front aspect upvc double glazed window and radiator.

#### **Bedroom 2** 11' 5" x 10' 2" (3.48m x 3.10m)

Rear aspect upvc double glazed window with views of the hills in the distance. Radiator and a built in shelved cupboard.

#### **Bedroom 3** 6' 5" x 9' 9" (1.95m x 2.97m)

Overstairs cupboard with cloak pegs. Front aspect upvc double glazed window and a radiator.

#### **White Contemporary Styled Bathroom** 6' 3" x 6' 2" (1.90m x 1.88m)

## 209 Enfield Chase

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White suite comprising of a "P" shaped bath with a mixer shower over and screen. Wash hand basin with vanity cupboards below and a low flush wc with a hidden cistern. The walls and floor are tiled, upvc double glazed window and a chrome effect heated towel radiator.

### OUTSIDE

#### Driveway

Driveway which provides off road parking and gives access to the attached single brick garage.

#### Attached Single Brick Garage

Up and over door, rear window and an access door to the rear garden.

#### Gardens

There are gardens to the front and rear. The front garden has a flower bed and are seeded. The enclosed rear garden enjoys a west facing position with views towards the hills and Highcliffe and incorporates a patio, paved area and raised beds.

#### Council Tax Band

Council tax band:- C

#### 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 C.

[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](mailto: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.