



**18 Glaisdale Road**  
**Guisborough, TS14 8DF**

**£227,000**

**Energy Rating : A**



# 18 Glaisdale Road

---

## DESCRIPTION

Situated on the periphery of the town within the highly sought after Pine Walk Development and a fine example of modern living, an immaculately presented larger style Three Bedroom Semi-Detached House by Bellway Homes with purchasers benefitting from the remainder of the N.H.B.C warranty (approximately four years).

Purchased under an original part rent/part buy scheme, the full 100% share is now offered for sale and is offered in 'ready to move into' condition. Notable features include gas central heating, uPVC double glazing, ground floor cloakroom/w.c., a well equipped fitted dining kitchen with a host of appliances, a front aspect lounge and three first floor bedrooms, the principal with a contemporary styled shower room, the remaining two are served by a modern white bathroom.

Outside there is a two car block paved driveway, an attached single brick garage and lawned gardens to the front and rear, the rear is west facing, fenced and enclosed.

The location is ideal for access to lovely country walks, good schooling, road networks to the business centres of Teesside and the town centre itself with a wide range of amenities serving day-to-day needs. Ideal starting point for a first time buyer, couple or young family with early viewing highly recommended as this is a simple chain free sale.

## Accommodation

### Porch Entrance

Radiator, cloak pegs and a composite entrance door.

### Lounge 13' 6" x 11' 11" (4.12m x 3.62m)

Front aspect upvc double glazed window and a double radiator.

### Inner Hallway

Tiled floor, radiator and a staircase off to the first floor.

### Cloakroom/WC

White suite comprising of a low flush wc with a hidden cistern and a pedestal wash hand basin. Part tiled walls, radiator, upvc double glazed window and an extractor unit.

### Dining Kitchen 20' 3" x 9' 8" (6.16m x 2.94m)

High quality range of high gloss wall and base units with cupboards, drawers and laminate effect worktops. Built in gas hob and eye level fan assisted electric oven with a chrome splashbacks and a chimney style extractor hood over. Inset one and a half stainless steel drainer ad unit with mixer tap. Integrated fridge/freezer, plumbing for a washing machine, small understairs cupboard, upvc double glazed window, upvc double glazed double opening doors give access to west facing rear garden. Tiled floor.

## First Floor

### Landing

Hatch to the insulated loft space. Shelved cupboard ideal for linens etc.

### Bedroom 1 15' 7" x 9' 10" (4.76m x 2.99m)

Front aspect upvc double glazed window and a radiator.

### En-Suite Shower Room 9' 9" x 4' 8" (2.98m x 1.42m)

White suite comprising of a half pedestal wash hand basin and a low flush wc with a hidden cistern. Full length shower enclosure with an electric shower. Radiator, upvc double glazed window, part tiled walls and tiled floor. Vanity mirror.

### Bedroom 2 11' 6" x 9' 10" (3.51m x 2.99m)

Rear aspect upvc double glazed window and radiator.

### Bedroom 3 6' 8" x 10' 6" (2.04m x 3.21m)

# 18 Glaisdale Road

---

Front aspect upvc double glazed window and radiator.

## Family Bathroom

White suite comprising of a low flush wc with a hidden cistern, half pedestal wash hand basin and a panel bath. Upvc double glazed window, radiator, part tiled walls and a tiled floor.

## Externally

### Driveway

Two car block paved driveway with an electric charging point.

### Attached Garage

Up and over door and power/electric light.

### Gardens

There are gardens to the front and rear, the front is open plan with established planting and a gated side entrance gives access to the fenced and enclosed rear garden which is laid to lawn with paving and a cold water tap.

### Council Tax Band

Council tax band:- C

### Energy Performance Certificate

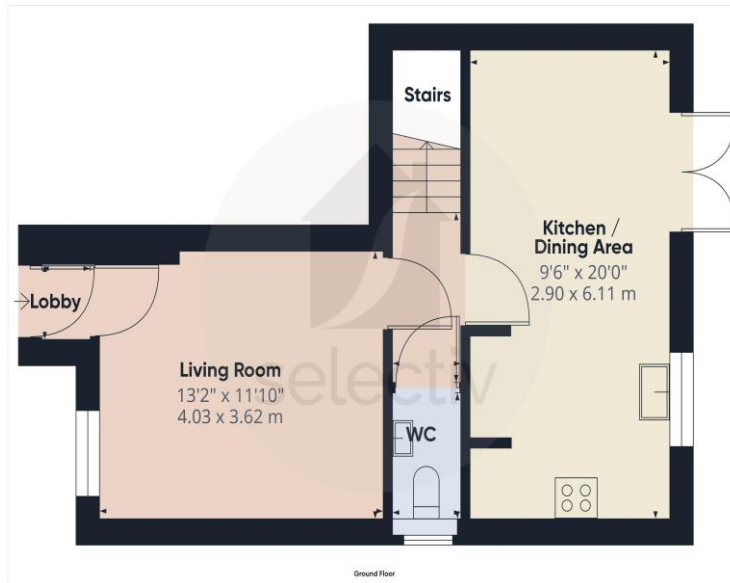
A full Energy Performance Certificate is available upon request.

### 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 A. It has the potential to be A.

[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.