



**18 Linden Avenue**  
Great Ayton, TS9 6AL

**£275,000**

**Energy Rating :**



# 18 Linden Avenue

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## Description

A superb Three Bedroom Semi-Detached Family Home much larger than its outward appearance would have you believe enhanced by a ground floor extension, a loft conversion and over the last few years, a programme of upgrading to include a new gas combination boiler, a new fitted kitchen, a rewire and a new roof. The property is offered with no onward chain with the interior featuring gas central heating, uPVC double glazing, a cloakroom/w.c., a bay fronted lounge, an expansive dining/family space which opens to a smart fitted kitchen with a multi-fuel range, utility room, a contemporary styled bathroom with a shower that serves the three bedrooms and the very useful loft conversion accessed via a fixed loft ladder which has been used as an occasional bedroom. Outside there is a two car driveway and well tended easy care gardens, the rear is not directly overlooked and affords some privacy. The picturesque village of Great Ayton is centred on the banks of the River Leven and is well served by local shopping facilities, individual businesses, cafes, restaurants and the well known Suggitts Ice Cream Parlour. The location is also ideally suited for walkers and cyclists. Property in this road rarely become available for sale so please call us now to arrange your viewing.

## Accommodation

### Hallway

Upvc double glazed entrance door with a feature pane and a upvc double glazed window. Tiled floor and a radiator.

### Lounge 13' 5" x 12' 8" (4.08m x 3.85m)

Upvc double glazed bay window, wall mounted contemporary styled electric fire, coved ceiling and a radiator.

### Versatile Dining/Family Room 14' 4" x 11' 11" (4.38m x 3.62m)

Tiled floor continues from the hallway. Double doors from the lounge. Side aspect upvc double glazed window, two integrated bookcases, two alcoves with base cupboards and shelving. Wall mounted electric fire, radiator, storage cupboard which houses the wall mounted gas combination boiler. Connecting door to the cloakroom/wc and opening to the kitchen.

### Cloakroom/WC

White two piece suite comprising of a low flush wc and a pedestal wash hand basin. Tiled floor continues and a upvc double glazed window.

### Kitchen 17' 9" x 10' 10" (5.4m x 3.29m)

Comprehensive range of wall and base units with cupboards, drawers and wood effect worktops. Tiled surrounds, tiled floor continuing, Belling multifuel range, coloured one and a half single drainer and unit with a mixer tap, radiator and a dual aspect upvc double glazed window.

### Utility Room 8' 9" x 6' 0" (2.67m x 1.82m)

Space for a fridge freezer, plumbing for a washing machine, tiled floor continuing from the hallway, upvc double glazed window and a side access door.

## First Floor

### Landing

Upvc double glazed window. Connecting door accesses the fixed loft ladder to the loft room.

### Loft Room 14' 1" x 12' 11" (4.29m x 3.94m)

Boarded and insulated with laminate flooring. Double glazed velux roof window, eaves storage space and power/electric lights.

### Bedroom 1 9' 9" x 11' 3" (2.96m x 3.44m)

Lovely hill views in the distance from the upvc double glazed window. Radiator.

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## **Bedroom 2** 11' 6" x 9' 11" (3.51m x 3.02m)

Upvc double glazed window, radiator, overhead cupboards and a shelved alcove.

## **Bedroom 3** 8' 8" x 9' 1" (2.63m x 2.78m)

Double radiator and a upvc double glazed window affording views of the hills in the distance.

## **Bathroom** 8' 7" x 5' 6" (2.61m x 1.68m)

White suite comprising of a shaped bath with an electric shower over and a screen. Low flush wc and a wash hand basin with vanity cupboards below. Part tiled walls, radiator and a upvc double glazed window.

## **Externally**

### **Driveway**

Paved driveway which provides off road parking for two cars. Gravelled area set behind a brick boundary wall.

### **Rear Garden**

Not directly overlooked and affords a degree of privacy with paved areas, lawn, shed, mature and stocked borders with shrubs, evergreens, bushes and flowering plants.

### **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.



### 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.