



**7 Duhallow Close**  
**Guisborough, TS14 7PF**

**£180,000**

**Energy Rating :**



## 7 Duhallow Close

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### Description

Pleasantly situated in a quiet cul-de-sac within a south facing plot, a Three Bedroom Semi-Detached Family House of some quality which has been lovingly cared for over many years. This warm and welcoming home is immaculately presented with accommodation featuring a gas central heating system, uPVC double glazing, a bow fronted lounge which opens to a dining room, a fitted kitchen with a built-in oven & hob and a modern white bathroom with an over bath shower. Outside there is a driveway, a detached single brick garage and well tended gardens to the front and rear, the rear enjoying a south facing position with views of the hills in the distance. Duhallow Close has the benefit of being close to Highcliffe Primary School, neighbourhood shopping facilities and bus services on Enfield Chase whilst the historic market town lies within a mile away. Guisborough is well placed for access to the coast and the North Yorkshire Moors National Park. There is no onward chain with immediate vacant possession upon completion so please call us now to arrange your viewing.

### Accommodation

#### Hall

Upvc double glazed entrance door with a stained glass pane. Radiator and staircase off to the first floor. Double doors give access to the lounge.

#### Lounge 13' 8" x 12' 6" (4.16m x 3.81m)

Front aspect upvc double glazed bow window, coved ceiling and an understairs cupboard. Double radiator, Adams style fire surround with a marble inset and hearth incorporating a coal effect electric fire. Arched opening to the dining room.

#### Dining Room 11' 0" x 8' 0" (3.35m x 2.44m)

Rear aspect upvc double glazed window, double radiator and a coved ceiling.

#### Kitchen 10' 5" x 7' 1" (3.17m x 2.16m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset stainless steel drainer and unit with a mixer tap and plumbing for a washing machine. Built in gas hob and fan assisted electric oven, space for a fridge freezer, skirting radiator, rear upvc double glazed access door and side window.

### First Floor

#### Landing Area

Upvc double glazed window, access to an insulated and partially boarded loft space and coved ceiling.

#### Bedroom 1 15' 2" x 8' 8" (4.62m x 2.64m)

Front aspect upvc double glazed window and radiator.

#### Bedroom 2 9' 3" x 9' 0" (2.82m x 2.74m)

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

#### Bedroom 3 10' 1" x 7' 3" (3.07m x 2.21m)

Front aspect upvc double glazed window, radiator and a shelved overstairs cupboard.

#### Bathroom 19' 8" x 6' 5" (5.99m x 1.95m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over with a curtain and rail. Upvc double glazed window, tiled walls and a heated towel radiator.

### Externally

#### Driveway

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Provides off road parking and gives access to the detached single brick garage.

### **Detached Garage**

Detached single brick garage with an up and over door and a side window.

### **Gardens**

The front garden is set behind a dwarf brick boundary wall with established planting borders the lawn. The south facing rear garden incorporates lawn, gravel beds, patio, established planting and a base for a green house.

### **Council Tax Band**

Council tax band:- C

### **Energy Performance Certificate**

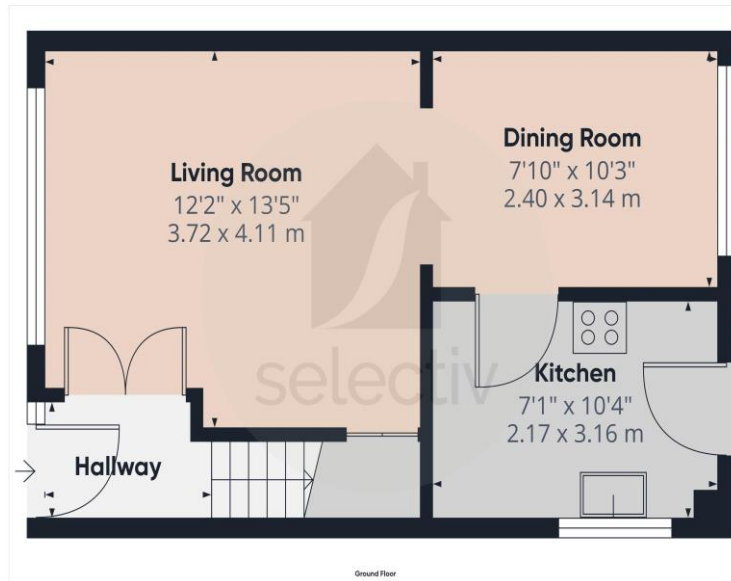
A full Energy Performance Certificate is available upon request.

### **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)

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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.