



## 3 Skye Walk

Guisborough, TS14 7ED

**£149,500**

Energy Rating :



## 3 Skye Walk

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### Description

Offering family accommodation at an affordable price, a Four Bedroom Off-Set Terraced Home of some quality set back from Aldenham Road with open views towards local farmland and forest which change as the seasons do. Features of this lovely home are an expansive lounge with double opening french doors to the rear, a ground floor cloakroom/w.c., a dining kitchen and a modern white bathroom with an over bath shower. Outside there is a gated driveway and off road parking for two cars and enclosed low maintenance gardens to the front and rear. Local shopping facilities, good schooling, bus routes, lovely country walks and the town centre are all within easy reach. This is an end of chain situation with immediate vacant possession available so an early viewing is highly recommended.

### Accommodation

#### Hallway

Upvc double glazed entrance door, radiator, coved ceiling and an understairs cupboard.

#### Separate WC

White low flush wc. Radiator, upvc double glazed window and half wood panelled walls.

#### Lounge 15' 0" x 11' 8" (4.57m x 3.55m)

Front aspect upvc double glazed bow window with lovely views over local farmland and the forest. Marble fireplace with a matching inset and hearth incorporating a coal effect living flame gas fire, (the fireplace has LED downlights). Coved ceiling and a radiator. Opening to:-

#### Rear Lobby Area 12' 7" x 5' 7" (3.83m x 1.70m)

Radiator and coved ceiling, Upvc double glazed double opening doors to the rear garden.

#### Dining Kitchen 11' 10" x 12' 9" (3.60m x 3.88m)

Modern range of wall and base units with cupboards, drawers and marble effect worktops. One and a half inset stainless steel drainer and unit with a mixer tap, wall mounted Worcester gas combination boiler, tiled floor, plumbing for a washing machine, upvc double glazed window, space for a fridge freezer, radiator and a shelved pantry cupboard. Please note there are both gas and electrical points.

### First Floor

#### Landing

Loft access, coved ceiling, fitted shelved cupboard and a radiator.

#### Bedroom 1 11' 6" x 11' 11" (3.50m x 3.63m)

Upvc double glazed window, coved ceiling and a radiator.

#### Bedroom 2 11' 2" x 10' 5" (3.40m x 3.17m)

Lovely views towards the forest and farmland from the upvc double glazed window. Radiator and two sets of double sized shelved cupboards.

#### Bedroom 3 10' 11" x 6' 8" (3.32m x 2.03m)

Lovely views extending towards the hills and farmland from the upvc double glazed window. Radiator.

#### Bedroom 4 7' 7" x 6' 4" (2.31m x 1.93m)

Shelved overstairs cupboard, radiator and a upvc double glazed window.

#### Family Bathroom

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over and a screen. Part tiled and part wood panelled walls, radiator and a sky light window.

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### Externally

#### Gardens

Fenced, gated and enclosed front garden with a lawned area, paving and slate beds. The rear garden is fenced and gravelled for low maintenance.

#### Council Tax Band

Council tax band:- B

#### 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.

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### 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.