



74 Fernie Road
Guisborough, TS14 7LY

£180,000

Energy Rating : C



74 Fernie Road

Description

A well cared for semi-detached family home in a highly favoured residential location with the backdrop of the Cleveland Hills with views in the distance from the south facing rear elevation. The three bedroomed accommodation is warmed by gas central heating complimented by uPVC double glazing. Other features include a lounge which opens to a dining room with double opening french doors to the garden, fitted kitchen with an integrated oven and hob and a modern white bathroom with an over bath shower. Outside there is a driveway, a single detached garage and gardens to the front and rear.

The location is within easy reach of good schooling, woodland walks, local shopping facilities on Enfield Chase, bus services and road links. Merits a early viewing.

Accommodation

Storm Porch 6' 9" x 3' 6" (2.07m x 1.07m)

Composite entrance door, dual aspect upvc double glazed windows and an alcove with shelving.

Living Room 13' 5" x 12' 11" (4.09m x 3.93m)

Front aspect upvc double glazed window, coved ceiling and staircase off to the first floor. Adams style fire surround with a marble inset and hearth incorporating a pebble effect electric fire, radiator and an understairs cupboard. Opening to the dining room.

Dining Room 10' 9" x 9' 0" (3.27m x 2.74m)

Upvc double glazed double opening doors out to the south facing rear garden. Radiator and coved ceiling.

Kitchen 10' 5" x 7' 6" (3.18m x 2.28m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Inset stainless steel drainer and unit with a mixer tap, built in electric hob and a fan assisted electric oven with a chrome splashback and chimney style extractor hood over. Plumbing for a washing machine and space for a fridge freezer. Side aspect upvc double glazed window and upvc double glazed access door.

First Floor

Landing

Upvc double glazed window and access to the partially boarded and insulated loft space which houses the gas combination boiler.

Bedroom 1 11' 2" x 10' 3" (3.40m x 3.12m)

Upvc double glazed window and radiator. Range of fitted wardrobes with overbed cupboards.

Bedroom 2 12' 8" x 9' 4" (3.86m x 2.84m)

South facing views towards the hills and Highcliffe from the upvc double glazed window. Radiator and a built in storage cupboard.

Bedroom 3 9' 7" x 6' 5" (2.92m x 1.95m)

Front aspect upvc double glazed window, radiator and a built in overstairs storage cupboard.

Bathroom 6' 2" x 6' 2" (1.87m x 1.87m)

White suite comprising of a panel bath with a mixer shower over additional drench shower head and a glazed screen. White low flush wc and a wash hand basin with vanity cupboards below. Tiled walls, chrome effect heated towel radiator, PVC panelled ceiling and a upvc double glazed window.

Externally

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Driveway

Driveway provides off road parking and leads to a detached single garage.

Detached Single Garage

Up and over door.

Gardens

There are gardens to the front and rear. The front is open plan with a lawn and hydrangea and a gated side entrance gives access to the south facing rear garden with two lawned areas, raised borders and a seating area.

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**

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[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

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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.