



26 Allison Street
Guisborough, TS14 6NX

£125,000

Energy Rating : E



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Description

With many character features, this modernised Three Bedroom Inner Terrace Home is one of the larger styles on the terrace with the bonus of a converted loft space to utilise as required. It is a simple chain free sale and presents an ideal opportunity for investors, first time buyers, couples and young families. Benefits include gas central heating, uPVC double glazing, an expansive 25'4 long lounge with dining space, a fitted breakfast kitchen with integrated appliances (oven, hob and fridge/freezer), a modern first floor white bathroom with an over bath shower, street parking and an enclosed and gated rear yard with storage space. The historic town centre with its range of individual shops, bus services, supermarket shopping, post office, cafes, bars and restaurant pubs is within comfortable walking distance.

Accommodation

Entrance Vestibule

Tiled floor.

Hallway

Radiator. Opens to the lounge.

Lounge with Dining Space 25' 5" x 12' 5" (7.75m x 3.79m)

Front aspect upvc double glazed window with wood panelling below. Molded coved ceiling, double radiator, attractive polished wood fireplace with a cast iron inlay, antique styled tiled inset and a marble hearth. Please note the fire is presently decoration only but would easily revert back to a living flame gas fire once the necessary works have been completed. Rear aspect upvc double glazed window, understairs cupboard and a staircase off to the first floor.

Breakfast Kitchen 15' 0" x 8' 11" (4.57m x 2.72m)

Modern range of wall and base units with cupboards, drawers and wood effect worktops. Built in gas hob and a fan assisted electric oven with a concealed extractor hood over. Integrated fridge freezer, plumbing for an washing machine, small breakfast bar, one and a half inset stainless steel drainer and unit with a mixer tap. Two side aspect upvc double glazed windows, rear access door, tiled floor and a double radiator.

First Floor

Landing

Radiator.

Bedroom 1 11' 0" x 15' 9" (3.35m x 4.79m)

Front aspect upvc double glazed window, double radiator, coved ceiling and a picture rail.

Bedroom 2 12' 6" x 9' 10" (3.82m x 2.99m)

Rear aspect upvc double glazed window, radiator and a built in shelved cupboard.

Bedroom 3 6' 0" x 8' 10" (1.83m x 2.7m)

Upvc double glazed window and radiator.

Bathroom 10' 4" x 8' 10" (3.16m x 2.69m)

White suite comprising of a panel bath with a mixer shower over with a screen. Pedestal wash hand basin and a low flush wc. Part tiled walls, tiled floor and a chrome effect heated towel radiator.

Converted Loft Room 14' 6" x 15' 3" (4.43m x 4.64m)

There is a fixed staircase and a hatch which accesses this room. Boarded, insulated and carpeted. Power and electric lights. Roof window and two eaves access points. This room can be utilised as required but offers a degree of versatility and an expansion of the living space.

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Externally

Street Parking

Street parking

Rear Yard

Gated rear yard with storage space.

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

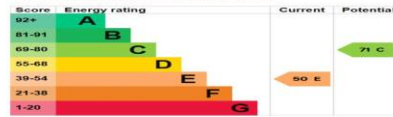
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Energy rating and score

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

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

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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.