



**178 Westgate**  
Guisborough, TS14 6NL

**£185,000**

**Energy Rating : D**



# 178 Westgate

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## Description

Set back from Westgate on an elevated site with south facing hill views from the front elevation, a well kept Two Bedroom Detached Bungalow offering surprisingly spacious living accommodation that is worthy of an early viewing. Since the sellers bought the property approximately 6 years ago, they have overhauled it to include a new roof, all new fencing to the rear, replaced the majority of radiators, fitted a new dining kitchen with cooking facilities and a new toilet in the separate w.c. Other features include gas central heating, uPVC double glazing, a dual aspect lounge enjoying views towards Highcliffe, a modern white bathroom with an over bath shower and a separate utility room. There are established and well tended gardens to the front and rear, the rear garden is enclosed and accessed via a side gate. With only pedestrian access to the front, there is a valuable garage and drive situated approximately 50 meters away from the property within a small block (2nd from the left hand side with a green door). There are two points of access, one is via a small drive off Westgate, the other is to the rear off Allison Street. Supermarket shopping, individual shops, bus services, cafes, bars and restaurants are within walking distance on historic Westgate.

## Accommodation

### Hallway

Upvc double glazed entrance door and an adjacent full height window. Radiator.

### Lounge 15' 1" x 12' 0" (4.59m x 3.65m)

Front aspect upvc double glazed window with south facing views of the hills and Highcliffe. Side aspect upvc double glazed bay window. Wall mounted log effect electric fire, double radiator and a coved ceiling.

### Dining Kitchen 14' 2" x 11' 1" (4.31m x 3.38m)

Range of base units with cupboards, drawers and laminate effect worktops. LED skirting lighting, coved ceiling, radiator, circular stainless steel sink with a mixer tap. Free standing fan assisted electric oven, plumbing for a dishwasher and dual aspect upvc double glazed window.

### Utility Room 5' 0" x 5' 1" (1.52m x 1.55m)

Wall mounted gas central heating boiler, plumbing for a washing machine, double radiator, rear aspect upvc double glazed window and a side aspect upvc double glazed door.

### Separate WC

White low flush wc, half tiled walls and a upvc double glazed window.

### Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

Front aspect upvc double glazed window with a curved radiator into the bay. Coved ceiling.

### Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Rear aspect upvc double glazed window, radiator and a range of fitted cupboards.

### Bathroom 8' 0" x 5' 0" (2.45m x 1.52m)

White two piece suite comprising of a panel bath with an electric shower over with a curtain and rail and a pedestal wash hand basin. Upvc double glazed window, tiled walls, radiator and a cupboard which houses the hot water cylinder.

### Separate WC

Low flush wc.

### Externally

The property occupies an elevated site set back from historic Westgate.

### Gardens

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There is an established front garden which is mainly laid to lawn with established flowering plants and a gated pathway. A gated side entrance gives access to the fenced and enclosed rear garden which is well tended and incorporates a lawn and a block paved patio.

### **Parking**

There is a valuable garage with a parking space in front situated approx 50m away from the bungalow, the garage is set in a small block and is the second from the left hand side, (green door), and is accessed off a small road off Westgate at the foot of the road or via a rear road off Allison Street.

### **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.



### 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

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.