



7 Montagus Harrier
Guisborough, TS14 8PB

£178,950

Energy Rating : C



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DESCRIPTION

Located within the sought after Galley Hill Farm area towards the western outskirts of the town, a Two Double Bedroom End Of Terrace House ideal for a couple or young family with the primary school and St Paulinus R.C primary school within easy reach. The light and airy accommodation has been re-wired within the last 6 months (including the garage) with other notable features to include a new composite entrance door from the porch to the hallway, gas central heating, uPVC double glazing, a welcoming lounge which leads to a conservatory, a fitted kitchen with a built-in oven & hob and a modern white bathroom with an over bath shower. The property sits within an elevated corner site with lovely mature gardens and a driveway and detached single garage are accessed from the rear of the house and provide level access to the property via a gate in the rear garden. Residents of the development also benefit from the use of a Leisure Centre which boasts a squash court and a heated indoor swimming pool. There is also a community hall which offers activities and classes for all age ranges (subject to a subscription). Local shopping facilities and The Voyager restaurant pub are within close walking distance off The Avenue. Ideal for walkers and cyclists, Guisborough Forest Walkway at Pinchinthorpe is also within easy reach. Most definitely a property that merits an early viewing so please call us now.

ACCOMMODATION

Ground Floor

Entrance Porch

uPVC double glazed entrance door and window. A new composite door gives access to:

Hallway

Staircase off to the first floor, coved ceiling, radiator, understairs cupboard.

Kitchen 8' 9" x 12' 7" (2.66m x 3.83m)

Range fitted wall and base cupboards with cupboards, drawers, a double display cabinet and a very useful double sized larder cupboard, wood effect worktops, built-in electric hob and fan assisted electric oven, space for a fridge/freezer, plumbing for an automatic washing machine, inset stainless steel drainer and unit with a mixer tap, radiator, front aspect uPVC double glazed window.

Welcoming Lounge 15' 2" x 10' 9" (4.62m x 3.27m)

Feature stone fire surround with a raised hearth, coved ceiling, double radiator, two rear aspect uPVC double glazed windows. Door to:

Conservatory 7' 1" x 6' 5" (2.16m x 1.95m)

uPVC double glazed windows and access door to the private enclosed rear garden.

First Floor

Landing

Coved ceiling, access to the loft space, large useful storage cupboard.

Bedroom 1 15' 2" x 10' 8" (4.62m x 3.25m)

Hill views in the distance from the two uPVC double glazed windows. Radiator, coved ceiling, built-in wardrobe.

Bedroom 2 11' 2" x 9' 1" (3.40m x 2.77m)

Built-in wardrobe, coved ceiling, uPVC double glazed window and radiator.

Modern Bathroom 8' 1" x 6' 9" (2.46m x 2.06m)

White suite comprises of a low flush w.c., pedestal wash hand basin and a panelled bath with a shower over/curtain/rail. Radiator, coved ceiling, uPVC double glazed window.

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OUTSIDE

Driveway

To the rear of the house providing off road parking and giving access to:

Detached Single Brick Garage

Rewired in the last six months. Up/over door, power and lighting, cold water tap.

Gardens

The property occupies an elevated and generous corner site with mature well stocked gardens that enjoy a good degree of privacy. There is a gated side entrance to the enclosed side and rear gardens and a gate onto the driveway provides level access to the house. Incorporated within the plot are established bushes and conifers, flowering plants, lawn and seating areas. There is also a cold water tap.

Council Tax Band

Band 'C'

EPC

Available on request.

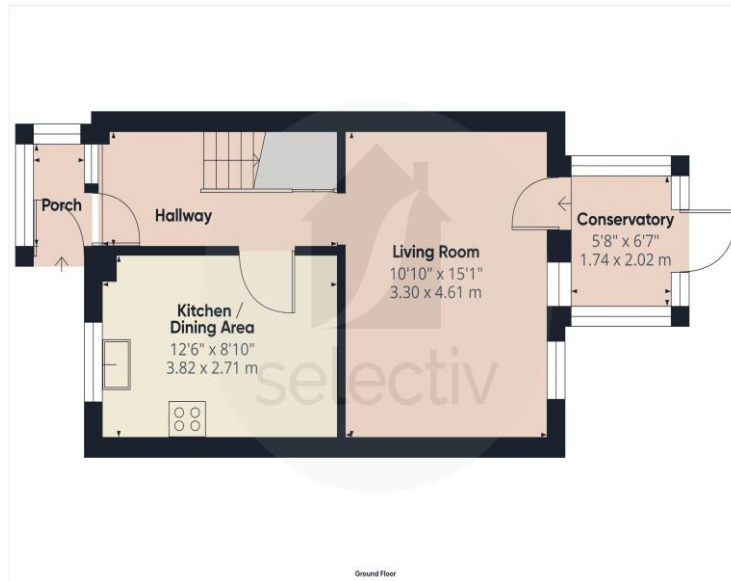
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AGENTS NOTES

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Viewing Arrangements

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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.