



34 Aldenham Road
Guisborough, TS14 7PP

£195,000

Energy Rating : C



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DESCRIPTION

Situated within a popular residential area with lovely south facing views towards the hills, forestry and Highcliffe from the front elevation, this lovely Three Bedroom Semi-Detached Family Home is highly recommended for an early inspection. The many features include gas central heating (a new Worcester gas combination boiler was fitted in 2024), uPVC double glazing, a welcoming bow fronted lounge, a fitted dining kitchen with a built-in oven and hob, conservatory, a modern combined bathroom with an over bath shower, block paved driveway, well laid out gardens and a detached garage that has been partitioned off to form a storage area and games room (would easily revert back to a garage if preferred). Situated in the highly popular Hunters Hill development, bus services are within close walking distance and neighbourhood shopping facilities lie close by on Enfield Chase as does Highcliffe Primary School and access points to the hills. Coastal areas and the North Yorkshire Moors are within easy reach. Call now for a viewing on 01287 630733.

ACCOMMODATION

Ground Floor

Porch Entrance 4' 10" x 4' 2" (1.47m x 1.27m)

Radiator, uPVC double glazed window with views of the hills in the distance, cloak pegs.

Hall

Staircase off to the first floor, radiator. Double doors to:

Lounge 13' 9" x 11' 2" (4.19m x 3.40m)

Front aspect uPVC double glazed bow window with views in the distance. Coved ceiling, understairs cupboard, wall mounted contemporary styled pebble effect electric suite. Double doors access the dining kitchen.

Dining Kitchen 15' 10" x 10' 6" (4.82m x 3.20m)

Range of smart wall and base units with cupboards and drawers, a matching floor to ceiling larder unit, marble effect worktops, tiled splashbacks, coloured single drainer and unit with mixer tap, built-in electric hob and fan assisted electric oven with a chrome splashback and an extractor hood over, dual aspect uPVC double glazed windows, plumbing for an automatic washing machine, space for a fridge/freezer. uPVC door to:

Conservatory 8' 11" x 7' 2" (2.72m x 2.18m)

Hardwood sealed unit double glazed windows and an access door out to the garden. Slim-line electric heater.

First Floor

Landing

Hill views from the uPVC double glazed window. A retractable ladder gives access to the insulated and partially boarded loft space.

Bedroom 1 13' 6" x 8' 10" (4.11m x 2.69m)

Lovely views towards Highcliffe and the hills from the front aspect uPVC double glazed window. Radiator.

Bedroom 2 9' 9" x 9' 8" (2.97m x 2.94m)

Rear aspect uPVC double glazed windows with lovely distant hill views. Double built-in wardrobe with overhead cupboards. Radiator.

Bedroom 3 9' 10" x 6' 9" (2.99m x 2.06m) - max

Views of the hills and Highcliffe from the front aspect uPVC double glazed window. Radiator, overstairs storage cupboard houses the new Worcester gas combination boiler.

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Tiled Bathroom

White suite comprises low flush w.c., wash hand basin with vanity cupboards and drawer below, stone tiled walls, panelled bath with an Aqualisa electric shower over and a folding glazed screen.

OUTSIDE

Driveway

A concrete laid driveway provides off road parking and gives access to:

Detached Garage

Single brick garage with power/lights and an up/over door. Part of the garage has been partitioned off to create a rear games area but it could be utilised for motorbike storage or a gym etc - the choice would be yours, or it would revert back to a full size garage. There is access from the garden rear a side fire door.

Gardens

To the front and rear, the front is set behind a dwarf brick boundary wall and includes a lawned area bordered with mature planting. A side gate gives access to the enclosed rear garden that offers a secure area for children and pets with an area of artificial lawn and gravel bed. The rear is not directly overlooked and enjoys hill views in the distance.

Tenure

Freehold.

Council Tax Band

Band 'C'

EPC

A full Energy Performance Certificate is available upon request.

Agents 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

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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.