



**54 Enfield Chase**  
Guisborough, TS14 7LS

**£225,000**

**Energy Rating : C**



# 54 Enfield Chase

---

## DESCRIPTION

This property is very different upon internal inspection, it has been extended to the rear and the two upper floors remodelled and re-styled to provide two first floor bedrooms served by a family bathroom (with bath and shower) and a loft conversion provides a second floor master bedroom with a deep bathtub giving the room a sense of luxury and a highly effective use of the space created with a connecting door to a separate w.c.

Other attractions include gas central heating complimented by UPVC double glazing, a lounge enjoying hill views in the distance, a dining kitchen/family room with cooking facilities provided by a dual fuel range, driveway parking and gardens to the front and rear, the rear is over two levels and incorporates a seating and barbeque area - a great family space. Local shopping facilities and bus services are nearby and the town centre and highly rated schools are within easy reach. Interest is expected to be high so please call to book your viewing.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door, upvc double glazed window. Radiator.

### Lounge 17' 4" x 13' 0" (5.28m x 3.96m)

Upvc double glazed window with hill views beyond, radiator, feature stone fireplace with wooden mantles and an ornamental log effect fire. One wall featured with panels. Radiator and cupboard. Stable door to the dining/kitchen with family space.

### Dining Kitchen with Family Space 18' 11" x 13' 0" (5.76m x 3.96m)

Range of wall and base units with cupboards and drawers. Solid wood worktops, dual fuel range with a double width extractor hood over. Tiled surrounds, radiator, space for a fridge freezer, stainless steel sink unit with mixer tap. Double glazed roof window and dual aspect double glazed windows. French door to the rear garden

### First Floor Landing

Radiator and coved ceiling

### Bedroom 1 13' 5" x 9' 6" (4.09m x 2.89m)

Hill views beyond from the upvc double glazed window, radiator and a coved ceiling.

### Bedroom 3 13' 0" x 6' 1" (3.96m x 1.85m)

Upvc double glazed window, radiator. (please note that there is restricted head room in part of the bedroom).

### Family Bathroom

Has a white low flush wc with a hidden cistern. Wash hand basin with vanity cupboards below, a double length shower enclosure with a mixer shower plus and additional waterfall shower head. Radiator, coved ceiling, upvc double glazed window and part tiled walls. Cupboard which houses the gas combination boiler.

### Second Floor

Connecting door and staircase from the landing which gives access to the bedroom 2

### Bedroom 2 12' 10" x 19' 2" (3.91m x 5.84m)

Dual aspect upvc double glazed windows, sloping ceiling, radiator, views of the hills beyond. A deep white bathtub with side taps. Connecting door to a part tiled separate wc with a low flush wc and a wash handbasin

### Externally

Driveway parking and gardens to the front and rear.

### Driveway

Driveway parking.

## 54 Enfield Chase

---

### **Gardens**

Front garden has a blocked paved driveway with gravel beds and offers low maintenance option. Rear garden, enclosed rear garden is terraced with graveled areas, shared BBQ/entertainment space, round decking, stocked fishpond and a garden shed

### **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**

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The materials, fixtures and appliances shown hereon are not tested and no guarantee is made with respect to their use.

## Viewing Arrangements

**Tel: 01287 630733**

**Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)**

### 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.