



8 Willow Road
Guisborough, TS14 6JG

£164,950

Energy Rating : D



8 Willow Road

Description

A larger sized Three Bedroom End Of Terrace House ideal for families as it is within easy reach of good schooling and the town centre. The property has been remodelled and upgraded to a high standard by the present owner with works due to be completed within the next few weeks with an asking price of £164,950.

The accommodation features gas central heating, uPVC double glazing, a porch entrance, an expansive semi-open plan living kitchen/living/dining area with two sets of french doors to the south facing rear garden. A connecting door from this space gives access to a cloakroom/w.c. A first floor shower room serves three decent sized bedrooms. The property is newly decorated and will have new floor coverings.

The corner site offers off road parking for up to three cars, incorporates a concrete sectional garage, gardens and a decked area. The rear elevation enjoys lovely views of the hills and Highcliffe.

This is a lot of house for the money so please register your details with us and you will be contacted to arrange a viewing when the property is fully available.

This will be a simple chain free sale.

Accommodation

Porch Entrance

Upvc double glazed entrance door and window.

Hallway

Upvc double glazed window and a composite door. Radiator and understairs cupboard. Oak and glass staircase.

Open Plan Living/Dining/Kitchen Area 21' 6" x 24' 0" (6.55m x 7.31m)

Reducing to 10'9 x 10'8 Dual aspect upvc double glazed windows and in addition there is one set of upvc double glazed french doors to the rear garden plus another additional set of upvc double glazed french doors giving access to the rear space with the doors having adjacent full length windows. Range of wall and base units with cupboards, drawers and wood effect worktops. Built in eye level fan assisted electric oven. One and a half inset stainless steel drainer and unit with mixer tap, plumbing for a washing machine and space for a fridge freezer. Island with base cupboards, breakfast bar area and a ceramic electric hob. Integrated log effect contemporary styled electric fire within the chimney breast. Wall mounted gas combination boiler. Connecting door from this area to the cloakroom/wc.

Cloakroom/WC

White low flush wc with wash hand basin. Upvc double glazed window.

First Floor

Oak and glass staircase.

Landing

Access to the insulated loft space, upvc double glazed window.

Bedroom 1 11' 5" x 11' 1" (3.48m x 3.38m)

With lovely south facing views towards the hills and Highcliffe from the upvc double glazed window. Radiator and built in wardrobes.

Bedroom 2 10' 10" x 9' 7" (3.30m x 2.92m)

Range of built in wardrobes, upvc double glazed window and a radiator.

Bedroom 3 11' 9" x 6' 8" (3.58m x 2.03m)

South facing views towards the hills and Highcliffe from the upvc double glazed window. Radiator.

Bathroom 8' 0" x 6' 7" (2.44m x 2.01m)

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White low flush wc and a pedestal wash hand basin. Full length shower enclosure with a mixer shower, walls and ceiling are upvc panelled. Upvc double glazed window, range of built in shelved cupboards and a chrome effect heated towel radiator.

Externally

The property occupies a generous south facing corner plot with off road parking for approx three cars and there is a concrete sectional detached garage.

Detached Garage

Up and over door.

Gardens

The front garden has hedging, gravelled area and is mainly laid to lawn. The enclosed rear garden incorporates a decked area, seating, lawn and raised borders.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

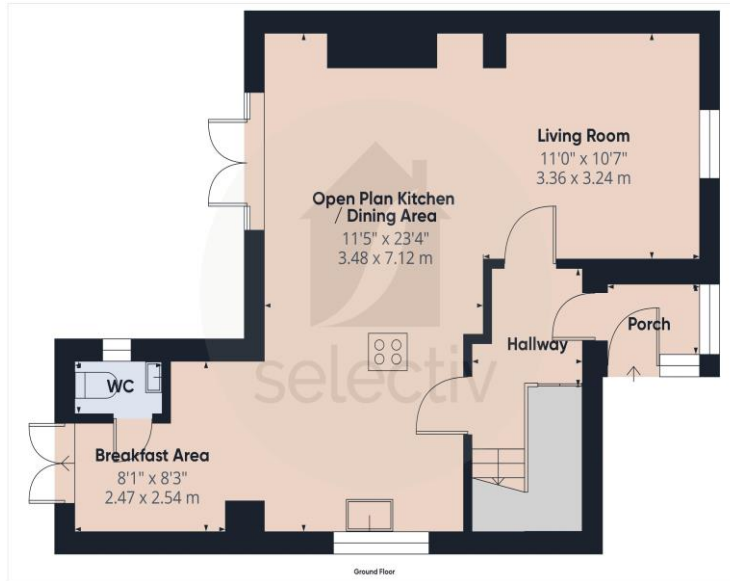
A full Energy Performance Certificate is available upon request.

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.



Energy rating and score

This property's energy rating is D. 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.