



6 Foxdale Road
Guisborough, TS14 7FF

Shared Ownership

£117,500

Energy Rating : B



6 Foxdale Road

DESCRIPTION

SHARED OWNERSHIP - Offered on a part rent/part buy basis opening up the market to first time buyers, couples and families, this modern End of Terrace Three Bedroom Home is still under NHBC warranty and is location within the highly sought after Newton Wood development which is within walking distance of a wide range of shopping facilities and the town centre itself. The purchase price for the 50% share is £117,500 whilst the remaining 50% is £320.00 per calendar month to rent. Features include gas central heating, uPVC double glazing, ground floor cloakroom/w.c., a semi-open plan ground floor to include a fitted dining kitchen and a lounge which opens onto an enclosed lawned garden via bi-fold doors, en-suite master bedroom and a white family bathroom with an over bath shower which serves the remaining two bedrooms. A driveway provides off road parking for two cars. The property is located in the highly popular Pine Walk development situated towards the outskirts of the town but within easy reach of the town centre, good schooling and road networks to the business centres of Teesside.

Accommodation

Hallway

Composite entrance door with adjacent opaque full height double glazed window, built in cupboard and radiator. Connecting door opens to the open plan area which includes dining kitchen.

Open Plan Area which includes Dining Kitchen. 13' 10" x 10' 1" (4.21m x 3.07m)

Upvc double glazed window, one and a half inset stainless steel drainer and unit with a mixer tap, built in gas hob with a splash back and a concealed extractor hood over, built in double oven and a second oven with a warming drawer. Radiator. Door to cloakroom/wc.

Cloakroom/WC

White low flush wc, half pedestal wash hand basin, part tiled walls, extractor unit and radiator. This opens to the lounge.

Lounge 11' 3" x 16' 4" (3.44m x 4.99m)

Radiator and bi-fold upvc double glazed doors giving access to the lawned and enclosed rear garden.

First Floor

Landing

Radiator, overstairs cupboard which houses the Potterton gas combination boiler.

Bedroom 1 11' 9" x 9' 5" (3.58m x 2.88m)

Upvc double glazed window and radiator.

En-Suite

White low flush wc with a hidden cistern, wash hand basin on a stand and a full length shower enclosure with a mixer shower with an additional drench shower head, part tiled walls, extractor unit and a chrome effect heated towel radiator.

Bedroom 2 11' 4" x 8' 11" (3.45m x 2.72m)

Upvc double glazed window and radiator.

Bedroom 3 7' 6" x 8' 8" (2.28m x 2.64m)

With hill views beyond to include Highcliffe from the upvc double glazed window and radiator.

Bathroom

White three piece suite comprising of a low flush wc with a hidden cistern, wash hand basin on a stand and a panelled bath with side taps, mixer shower over with a drench shower head. Upvc double glazed window, shaver point, part tiled walls, chrome effect heated towel radiator and an extractor unit.

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Externally

Driveway

The front driveway provides off road parking for two cars.

Enclosed Rear Garden

The enclosed rear garden incorporates a patio area, lawn and is accessed via a side gate.

Council Tax Band

Council Tax Band:- C

EPC

Energy Performance Certificate A full Energy Performance Certificate is available upon request.

Mortgage Services

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

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 effort has been made to ensure the accuracy of the description contained herein, measurements of floors, heights and areas are only approximate and are intended to guide the buyer's general impression. The terms, system and specifications shown here are not intended to constitute any part of the contract. The buyer should verify the accuracy of the information with the appropriate authorities and agents.

Viewing Arrangements

Tel: 01287 630733

Email: 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.