



41 Auckland Street
Guisborough, TS14 6HT

£112,500

Energy Rating :



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DESCRIPTION

Traditional in style, this well cared for Two Double Bedroomed Inner Terrace House of much character is available with no onward chain and ideal for single purchasers, first time buyers, couples or young families as the town centre, bus services, shopping facilities and other facilities serving day-to-day needs are within close walking distance. Features include double glazing, gas central heating (the Worcester Bosch combi boiler is serviced annually via a British Gas Service Plan), two generous sized reception rooms, a fitted kitchen, modern bathroom with shower, street parking and an enclosed rear courtyard which enjoys a south facing position with hill views in the distance.

Accommodation

Hallway

Upvc double glazed entrance door with stained glass panes. Radiator.

Living Room 11' 1" x 10' 10" (3.38m x 3.30m)

Front aspect upvc double glazed window, double radiator, coved ceiling, picture rail and dado rail.

Family Room with Dining Space 14' 8" x 14' 3" (4.47m x 4.34m)

Staircase off to the first floor, upvc double glazed bow window, coved ceiling, ceiling rose, picture rail, dado rail, ornate fire surround with a marble inset and hearth. Two double radiators. Double opening doors to the kitchen.

Kitchen 13' 4" x 8' 8" (4.06m x 2.64m)

Comprehensive range of wall and base units with cupboards and drawers. Two display units, marble effect worktops, built in electric oven (please note this is not included in the sale) and hob with a concealed extractor hood over. White one and a half single drainer and unit with a mixer tap. Wall mounted gas central heating boiler, integrated fridge freezer, plumbing for an automatic washing machine. Quarry tiled floor, dual aspect upvc double glazed window and a side access door.

First Floor Landing

Picture rail and dado rail.

Bedroom 1 15' 0" x 11' 3" (4.57m x 3.43m)

With a built in cupboard, two radiators and two upvc double glazed windows.

Bedroom 2 8' 11" x 7' 7" (2.72m x 2.31m)

Upvc double glazed window enjoying views of the hills in the distance. Radiator.

Bathroom 11' 2" x 5' 8" (3.40m x 1.73m)

White three piece suite including a panelled bath, wash hand basin with vanity cupboards below and a low flush wc. Separate shower enclosure with an electric shower, half tiled walls, extractor unit. Wall mirror, picture rail, upvc double glazed window and radiator.

Externally

Street Parking

On street permit parking.

Enclosed Rear Courtyard

Enclosed south facing rear courtyard which has a lovely sunny aspect. There is an established honeysuckle.

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.

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.