



80 Belmangate
Guisborough, TS14 7AQ

£299,995

Energy Rating :



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DESCRIPTION

Attached on one side, this unique Three Bedroom Home was built in the 1980's to the then owners specific requirements and offers substantial and versatile living accommodation of great potential - ideal for buyers with flair and vision wanting to create a home for family to grow into. The property features a gas central heating system (renewed boiler), double glazing, a large entrance hall that opens to a generous split level reception room which itself has patio doors connecting to a garden room, ground floor cloakroom/w.c., a dining kitchen with a separate utility room and three good sized en-suite bedrooms on the first floor. The main bedroom has patio doors to what once was a balcony, it has since been covered in but does need work if the balcony was to be reinstated. We also understand that the front elevation benefitted from a new roof in 2022. A particular advantage of this house is the fact it has a driveway and an attached garage. To the rear is an enclosed courtyard area. The property is situated in an historic and picturesque part of the town with Belmangate having direct access into the hills which lie to the south of the town. Shopping facilities, cafes, bars and restaurants literally lie a few minutes walk away and the cricket and rugby club are within easy reach. Guisborough is well served by primary and secondary schools, a sixth form college and road links to the business centres of Teesside. Coastal areas and the North Yorkshire Moors are also there to enjoy. This property is so much more than is visual externally, it really does offer so much potential so viewing is a must. This is a simple chain free sale.

Accommodation

Spacious Reception Hallway

Double glazed full height windows adjacent and above the front entrance door. Radiator and coved ceiling. Open tread staircase to the first floor. The hallway opens to a lounge with dining space.

Lounge with Dining Space 25' 2" x 11' 0" (7.67m x 3.36m)

This room is split level and has two front aspect upvc double glazed sash windows, double radiator, coved ceiling, fire surround with a coal effect electric fire and sliding double glazed patio doors which give access to the garden room.

Garden Room 11' 7" x 10' 5" (3.53m x 3.17m)

Sliding double glazed patio doors which give direct access to the courtyard garden.

Cloakroom/WC

White low flush wc and a pedestal wash hand basin, double glazed window, fully tiled walls, coved ceiling and radiator. This room is access off the hallway.

Dining Kitchen 12' 5" x 21' 4" (3.79m x 6.49m)

Two front aspect double glazed sash windows, three side aspect double glazed sash windows, two radiators and coved ceiling. A range of base units with cupboards and drawers, wood effect worktops, built in eye level double oven and electric hob.

Utility Area 12' 7" x 4' 11" (3.83m x 1.5m)

Built in cupboard and a wall mounted Baxi gas central heating boiler.

First Floor

Landing

Access to the loft space.

Bedroom 1 12' 2" x 15' 8" (3.71m x 4.78m)

Dual aspect double glazed sash windows, built in double wardrobe with sliding mirrored doors and radiator.

En-Suite 9' 4" x 12' 4" (2.84m x 3.75m)

Coloured wash hand basin with full length vanity cupboards below, corner bath, bidet and a low flush wc. Separate shower enclosure with an electric shower. Fully tiled walls, extractor unit, double radiator and double glazed window.

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Bedroom 2 11' 1" x 11' 11" (3.37m x 3.62m)

Coved ceiling, double radiator, built in double wardrobe with sliding mirrored doors and sliding double glazed patio doors to a covered balcony area.

Balcony 10' 10" x 12' 0" (3.29m x 3.67m)

Side aspect upvc double glazed window, sliding double glazed patio doors which open to wrought iron railings. Flagged floor and the room enjoys hill views beyond but this area does need work if any potential buyer wants to fully re-instate the balcony.

En-suite to Bedroom 2

Low flush wc, pedestal wash hand basin, shower enclosure with an electric shower, fully tiled walls, radiator, double glazed window and coved ceiling.

Bedroom 3 10' 11" x 10' 11" (3.34m x 3.34m)

Double glazed sash window, double radiator, coved ceiling, built in double wardrobe with sliding mirrored doors.

Internal En-Suite

Coloured pedestal wash hand basin, shower enclosure with an electric shower and fully tiled walls.

Externally

Driveway

Gives access to the attached garage.

Attached Garage 11' 10" x 16' 4" (3.61m x 4.99m)

Up over door, power/electric lights and a courtesy door into the courtyard garden.

Courtyard Garden

Flagged for easy maintenance, raised flower beds, lovely seating area and a personal door to the garage.

Council Tax Band

Council Tax Band:- E

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

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