



**69 Woodhouse Road**  
**Guisborough, TS14 6LJ**

**£124,950**

**Energy Rating :**



# 69 Woodhouse Road

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## DESCRIPTION

Offering great potential to go in and out your own mark on it is provided by this Three Bedroom Inner Terrace House which is much bigger than its outward appearance would have you believe. Ideal for couples, young families or investors, benefits include electric heating, uPVC double glazing, a rear aspect lounge, dining kitchen, white bathroom with a separate shower and a useful loft conversion that can be utilised as required, even an occasional bedroom. Outside there is street parking and a generous and sunny rear garden which is mainly laid to lawn. The town centre, bus services and road links are within easy reach.

## Accommodation

### Entrance Vestibule

Upvc double glazed window and door.

### Lounge 16' 1" x 12' 8" (4.9m x 3.86m)

Rear aspect upvc double glazed window, marble fireplace with a matching inset and hearth and a coal effect electric fire.

### Dining Kitchen 19' 5" x 8' 6" (5.91m x 2.59m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, tiled surrounds, inset stainless steel drainer and unit with mixer tap. Dual aspect upvc double glazed windows, Creda night storage heater, extractor hood, plumbing for an automatic washing machine and dishwasher, space for a fridge freezer

## First Floor

### Landing

Airing cupboard. Creda night storage heaters. Upvc double glazed window.

### Bedroom 1 12' 8" x 10' 9" (3.85m x 3.27m)

Rear aspect upvc double glazed window. Electric heater.

### Bedroom 2 11' 0" x 11' 0" (3.36m x 3.36m)

Upvc double glazed window.

### Bedroom 3 8' 0" x 9' 11" (2.44m x 3.02m)

Upvc double glazed window, overstairs storage cupboard and electric heater. There is access to the converted loft space from this room via a pull down wooden ladder.

### Loft Conversion 10' 5" x 23' 9" (3.18m x 7.25m)

Boarded, insulated and carpeted. Power/electric lights, eaves storage space and two double glazed velux roof windows. This room could be utilised as required or as an occasional bedroom to suite any purchasers own individual needs.

### Bathroom 7' 6" x 8' 0" (2.28m x 2.43m)

White suite comprising of a panel bath with shower attachments to the bath taps, low flush wc and a pedestal wash hand basin.

### Separate Shower

Separate quad style shower enclosure with an electric shower. Walls are part tiled.

## Externally

### Parking

There is off road and street parking.

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## **Gardens**

There are gardens to the front and rear. The front is set behind fencing and has a gated pathway. There is a side alleyway for bin access. The generous sized rear garden enjoys a sunny position and is mainly laid to lawn with borders, patio and pathways. Second storage shed.

## **Brick Stores** 0' 0" x 0' 0" (0m x 0m)

There are two brick stores (one measuring 2.26x2.09), power and a cold water tap.

## **Council Tax Band**

Council Tax Band:- B

## **Energy Performance Certificate**

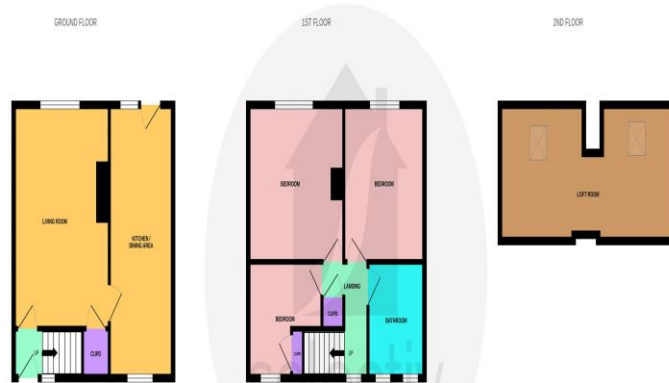
A full Energy Performance Certificate is available upon request.

## **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**

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.