



30 Becksid e Gardens
Guisborough, TS14 6DY

£165,000

Energy Rating : C



30 Beckside Gardens

DESCRIPTION

Exclusively for people aged 60 years and over, this McCarthy & Stone Two Bedroom First Floor Apartment with lift access offers the opportunity to live within a safe and secure development within walking distance of the historic market town centre of Guisborough with its supermarket shopping, individual shops, cafes, bars and restaurants. Features include electric heating, uPVC double glazing, lounge with dining space and double opening doors to a Juliette balcony, a well equipped kitchen with a host of appliances (oven, hob and fridge/freezer), a modern internal shower room/W.C. and communal gardens which are fully maintained on your behalf. There is a homeowners lounge, House Manager for any advice and support needed plus a 24 hour emergency call system. This is a simple chain free sale so please call now to arrange your viewing.

ACCOMMODATION

L Shaped Hallway

Walk in double sized cupboard with plumbing for an automatic washing machine. Electric wall heater.

Lounge 10' 6" x 19' 1" (3.21m x 5.82m)

Electric heater, modern fire surround with a log effect electric fire, double french doors give access to a Juliette balcony.

Kitchen 7' 1" x 8' 2" (2.17m x 2.48m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, integrated fridge freezer, built in eye level fan assisted electric oven and a built in electric hob. Inset stainless steel drainer and unit with a mixer tap, tiled floor and a uPVC double glazed window.

Internal Shower Room

White low flush wc, wash hand basin with vanity cupboards below, full length walk in shower with a mixer shower, tiled floor, extractor unit, electric wall heater and a chrome effect heated towel radiator.

Bedroom 1 19' 0" x 9' 7" (5.79m x 2.92m)

Upvc double glazed window, electric wall heater, walk in dressing room with shelving and hanging rails.

Bedroom 2 7' 3" x 9' 4" (2.21m x 2.84m)

Upvc double glazed window and an electric heater

Externally

Communal Areas

Landscaped areas which are fully maintained on the vendors behalf. A house manager is also in situ to help and support you if need be and there is a comfortable guest suite for when your friends and relatives come to visit, (costs on request.

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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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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the finished contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and does not constitute an offer of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given with respect to them.

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.