



24 Beaufort Close
Guisborough, TS14 7PW

£169,995

Energy Rating :



24 Beaufort Close

DESCRIPTION

With no onward chain and immediate vacant possession on completion, this lovely and comfortable Three Bedroom Semi-Detached Dormer House is pleasantly situated in a highly popular area of the town with the added benefit of a south facing rear garden and distant hill views from the front elevation. The Worcester gas combination boiler is approximately five years old and has a full service history (last done in October 2023). Other features include uPVC double glazing, a bow fronted lounge with a staircase off to the first floor, a dining kitchen with cooking facilities and a modern white bathroom with an over bath that serves the three bedrooms. A block paved driveway provides off road parking for two cars and a side gate gives access to the detached garage. Gardens are to the front and rear and mainly laid to lawn, the rear with established and stocked borders. Neighbourhood shopping facilities and bus stops are available on Enfield Chase and the town centre with its wide range of facilities lies within a mile away. Good schooling is also within easy reach. Please call now for viewing.

Ground Floor Accommodation

Hallway

Upvc double glazed entrance door, radiator, built in double cloaks cupboard with storage over.

Lounge 14' 6" x 16' 7" (4.42m x 5.05m)

Side aspect upvc double glazed window, front aspect upvc double glazed bow window, double radiator and staircase off to the first floor. Stone fireplace with adjacent plinths having wooden mantles and a fitted log effect gas fire. Understairs cupboard.

Dining Kitchen 14' 6" x 9' 2" (4.42m x 2.79m)

Modern range of wall and base units with cupboards and drawers, wood effect worktops, free standing gas cooker with a concealed extractor hood over. Free standing fridge freezer, washer and microwave, (appliances are included in the sale). Inset stainless steel drainer and unit with mixer tap, plumbing for a dishwasher, radiator, tiled surrounds, two upvc double glazed windows and an access door. Pantry cupboard with electric.

First Floor Accommodation

Landing

Double radiator, access to the loft space and a upvc double glazed window.

Bedroom 1 14' 11" x 8' 7" (4.54m x 2.61m)

With views in the distance from the upvc double glazed window, radiator, range of fitted wardrobes with open shelving, drawer packs and bedside cabinets and a matching tall boy.

Bedroom 2 10' 0" x 8' 4" (3.05m x 2.54m)

Upvc double glazed window with south facing views and a radiator.

Bedroom 3 5' 7" x 10' 4" (1.70m x 3.15m)

With views of the hills from the upvc double glazed window, radiator, deep overstairs cupboard which houses the Worcester gas combination boiler - which we understand was serviced in Oct 2023 and is serviced annually.

Bathroom

White low flush wc and pedestal wash hand basin, P shaped bath with an electric shower over and curved screen. Double radiator, fully tiled walls, PVC panelled ceiling, extractor unit and a upvc double glazed window.

Externally

Driveway

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Driveway leads to the detached garage

Detached Garage

Upvc double glazed side door, window and electrics.

Gardens

There are gardens to the front and rear. The front garden is set behind a brick boundary wall with lawn. The rear garden incorporates, lawn, established borders and paving.

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**

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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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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.