



**18 Thames Avenue**  
Guisborough, TS14 8AE

**£435,000**

**Energy Rating : D**



# 18 Thames Avenue

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## DESCRIPTION

Situated in a first class residential area of this historic market, this incredibly beautiful Four Bedroom Detached Family Home only truly reveals itself upon inspection. The stylish and impeccably maintained living areas deliver generously proportioned accommodation that have been vastly improved over the years to an exceptionally high standard. Notable features include a gas central heating system, uPVC double glazing, a ground floor cloakroom/w.c., three reception rooms, conservatory, a smartly fitted breakfast kitchen with a range style cooker, four good sized bedrooms (main with a useful walk-in wardrobe) and a modern white bathroom with an over bath shower. Sitting within a generous sized plot, outside there is plenty of off road parking, an attached single brick garage/workshop and a meticulously kept & enclosed rear garden that incorporates mature planting, lawn, hot tub and seating areas together with a delightful summer house - this is a fabulous area for families to enjoy and is child and pet friendly. The property is well placed for access to the town centre with its wide range of independent shops, delicatessens, cafes, bars, restaurants and supermarket shopping. Guisborough Forest is within easy reach and ideal for walkers and cyclists. There are also good road links for those needing to commute to the business centres of Teesside.. This is an exceptional home in a highly sought after location, it is ready to move into and enjoy straight away so please call us now to arrange your viewing.

## Ground Floor Accommodation

### Porch Entrance

With a vaulted ceiling. Connecting door to the entrance hall.

### Entrance Hall

Upvc double glazed window and stairs leading off to the first floor.

### Cloakroom/WC

White low flush wc, wash hand basin with vanity cupboards below. Upvc double glazed windows with frosted glass and part wood panelled walls.

### Lounge 13' 6" x 12' 9" (4.11m x 3.88m)

Front aspect upvc double glazed window, feature fire surround and radiator. Double doors open into the Garden Room.

### Garden Room 12' 0" x 8' 3" (3.67m x 2.52m)

Radiator and a feature wall which incorporates storage and display shelving. Upvc double glazed french doors give access to the enclosed rear garden.

### Dining Room 12' 6" x 9' 1" (3.81m x 2.77m)

Upvc double glazed window and radiator. Double doors lead through to the Breakfast Kitchen.

### Breakfast Kitchen 15' 11" x 8' 11" (4.85m x 2.72m)

Attractive range of wall and base units with cupboards and drawers, laminate effect worktops, one and a half inset stainless steel drainer and unit with a mixer tap. Breakfast bar area, range style cooker with an extractor hood over. Radiator, understairs storage cupboard, window and door that open into the conservatory.

### Conservatory 12' 8" x 6' 9" (3.86m x 2.06m)

Upvc double glazed door to the garden, radiator and a tiled floor.

## First Floor Accommodation

### Landing

Access to a partially boarded loft space which includes a separate fully boarded model section with power and lighting.

### Bedroom 1 13' 6" x 12' 9" (4.11m x 3.88m)

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Upvc double glazed window and radiator. Double sliding mirrored doors give access to a walk in wardrobe with shelving, hanging rails and a light.

## **Bedroom 2** 12' 9" x 10' 11" (3.88m x 3.32m)

Upvc double glazed window and radiator.

## **Bedroom 3** 11' 9" x 9' 1" (3.58m x 2.77m)

Upvc double glazed window, radiator and a built in wardrobe.

## **Bedroom 4** 9' 1" x 9' 3" (2.77m x 2.82m)

Upvc double glazed window and radiator.

## **Smart Bathroom**

White suite comprising of a low flush wc, wash hand basin with vanity cupboards below and a panel bath with a shower over with an additional Drench shower head. Part tiled walls, radiator and a upvc double glazed window with frosted glass.

## **Externally**

### **Driveway**

Driveway which provides off road parking for several vehicles.

### **Attached Garage** 17' 11" x 8' 8" (5.46m x 2.64m)

Up and over door and power/electric light

### **Workshop** 10' 7" x 8' 8" (3.22m x 2.64m)

Window, access door to the garden and a connecting door into the garage.

## **Landscaped Rear Garden**

Large lawn area, pathways, established and stocked flower beds, an abundance of shrubs and evergreens. Secluded hot tub area, pergola and clematis. Summer house.

### **Summerhouse** 9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed windows, electrics and a door into the garden.

## **Council Tax Band**

Council tax band:- F

## **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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors 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 not be used as such by any prospective purchaser. The services, fixtures 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.