



## 20 Vine Close

Guisborough, TS14 7BL

**Offers Over**  
**£175,000**

**Energy Rating : C**



## 20 Vine Close

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### DESCRIPTION

This newly renovated Two Double Bedroom Semi-Detached Bungalow has been de-shaled and literally taken back to bare brick so boasts re-plastered walls, rewire, a newly fitted kitchen and stylish bathroom (with shower), a new gas central heating system and uPVC double glazed windows, new floor coverings and decoration. Attention has also been paid outside with newly fenced and turfed gardens with the generous corner plot enhanced by a new side driveway. Bungalows rarely becomes available within this first class residential area of the town so viewing comes highly recommended as there is no onward chain. A lovely example of one level living in a quiet cul-de-sac with hill views in the distance, ideal for those downsizing or looking for a retirement home.

### Ground Floor Accommodation

#### L Shaped Hallway

Upvc double glazed entrance door, radiator, exposed sandstone walling in the entrance area. Coved ceiling and access to the loft space.

#### Lounge 16' 0" x 10' 11" (4.87m x 3.32m)

Front aspect upvc double glazed window, radiator and a coved ceiling.

#### Kitchen 7' 7" x 9' 4" (2.31m x 2.84m)

Range of wall and base units with cupboards and drawers, laminate effect worktops and a wall mounted gas combination boiler. Built in electric hob and fan assisted oven with a glass splash back and chimney style extractor hood over, radiator, upvc double glazed window and plumbing for an automatic washing machine, one and a half inset stainless steel drainer and unit with mixer tap.

#### Bedroom 1 13' 1" x 9' 6" (3.98m x 2.89m)

Upvc double glazed window, radiator, built in double wardrobe with sliding doors. Coved ceiling.

#### Bedroom 2 8' 11" x 8' 10" (2.72m x 2.69m)

Built in double wardrobe with sliding doors, radiator, hill views from the upvc double glazed window. Coved ceiling.

#### Bathroom 5' 10" x 7' 4" (1.78m x 2.23m)

White suite comprising of a "P" shaped bath with a mixer shower over with an additional Drench shower head. Low flush wc with a hidden cistern, pedestal wash hand basin, chrome effect heated towel radiator and a upvc double glazed window.

#### Externally

The property occupies an extensive corner plot with wrap around lawned gardens. Gravelled area.

#### Driveway

Side driveway.

#### Council Tax Band

Council tax band:- C

#### 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

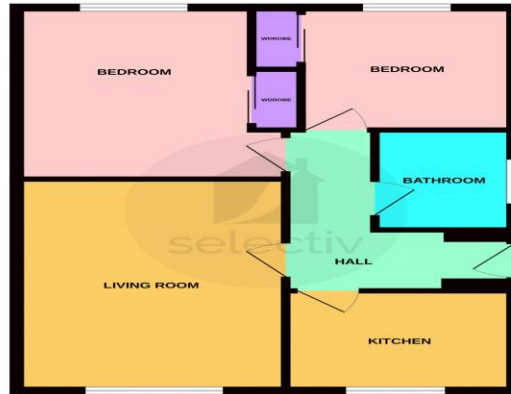
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### **Agent Notes**

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, distances, areas and any other facts are approximate and no responsibility is taken for any errors or omissions of any kind. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The accuracy, completeness and appropriateness of the information contained herein is not guaranteed and no guarantee is made in this regard.

## 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.