



69 Thames Avenue
Guisborough, TS14 8AJ

£349,950

Energy Rating : E



69 Thames Avenue

DESCRIPTION

An excellent example of a Three Double Bedroom Detached Bungalow offering one level living that would be equally well suited as a family or retirement home with a versatile loft room that is ripe for conversion subject to the necessary permissions and consents. Built by Peacock in the 1960's, this exceptional home is situated within the highly sought after Thames Avenue which lies west of Hutton Lane.

The stylish interior is immaculately presented throughout and has been extensively upgraded by the present owners at considerable expense and now boasts gas central heating, uPVC double glazing, a welcoming bay fronted lounge with a beautiful Gazco log effect gas fire which is a wonderful focal point in the room, a stylish and well equipped fitted kitchen, a luxurious bathroom with a shower and a spacious loft room offering great potential for development.

The outside of this beautiful home is equally as impressive with driveway parking, a car port and a detached garage. The generous sized gardens are beautifully tended and stocked, a credit to the present owners. The deep rear garden is fully enclosed, child and pet friendly and affords a good degree of privacy. It includes fruit trees, lawn, mature and stocked borders as well as a summerhouse - it is a lovely space for family to enjoy.

In 'ready to move into' condition, this warm & welcoming home is, in our opinion, one of the best of its type on the market and is sure to attract high levels of interest so please arrange your viewing now.

Accommodation

Porch Entrance 8' 4" x 5' 8" (2.54m x 1.73m)

Upvc double glazed entrance door and floor to ceiling windows. Upvc double glazed connecting door to the hallway.

Hallway 20' 0" x 8' 4" (6.09m x 2.54m)

Radiator, coved ceiling and access to the loft space via a wooden folding ladder.

Loft Space 15' 9" x 17' 2" (4.80m x 5.23m)

Front aspect upvc double glazed window, boarded, insulated and carpeted and is ripe for development subject to the necessary planning permissions and consents.

Welcoming Lounge 18' 5" x 13' 0" (5.61m x 3.96m)

Upvc double glazed front aspect bay window and a side aspect bay window. Coved ceiling, beautiful marble fireplace with a Gazco log effect electric fire with downlighting and a brick inset and hearth. This is a beautiful focal point in the room.

Luxurious Dining Kitchen 11' 10" x 18' 6" (3.60m x 5.63m)

The kitchen is by Howdens with a quality and attractive range of wall and base units with cupboards, drawers and sparkle granite worktops with upstands. Inset one and a half sink unit with a hose mixer tap, integrated fridge freezer, integrated washing machine and an integrated tumble dryer. Built in induction hob and a fan assisted eye level electric oven and microwave, upvc double glazed window, upvc double opening doors with adjacent full height windows which give access to the rear garden.

Bedroom 1 10' 1" x 16' 9" (3.07m x 5.10m)

Upvc double glazed bay window, double radiator and coved ceiling.

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

Upvc double glazed window, double radiator and coved ceiling.

Bedroom 3 12' 2" x 10' 8" (3.71m x 3.25m)

Upvc double glazed window, radiator and coved ceiling.

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Luxurious Bathroom

White low flush wc with a hidden cistern, deep tub bath with side taps and a wash hand basin on a vanity stand. Extractor unit, mirrored wall cabinet, two upvc double glazed windows, walk in shower with a screen with a mixer shower plus an additional Drench shower head. Chrome effect heated towel radiator, contemporary styled column radiator and quality tiled flooring.

Externally

Parking

Driveway parking and a car port.

Detached Garage

Electric roller door, power/electric lights, side window and personal door.

Gardens

There are beautifully tended gardens to the front and rear. The front garden is set behind a brick boundary wall with lawn and established borders. A gated side entrance gives access to the generous sized rear garden which affords a high degree of privacy with decking, sun house, seating areas, lawn, established and stocked borders, fruit bushes, apple and pear trees and is a lovely space to unwind and enjoy.

Council Tax Band

Council tax band:- E

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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Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.