



108 Thames Avenue
Guisborough, TS14 8AJ

£235,000

Energy Rating : D



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DESCRIPTION

Offering one level living if required, a quite fabulous Two Bedroom Semi-Detached Bungalow that would be equally well suited as a family or retirement home with a versatile loft conversion at first floor level that is currently used as a bedroom. Built by Peacock in the 1960's, the property is south west facing and is situated in a long established and popular residential area to the west of Hutton Lane. The stylish interior boasts generous storage space, gas central heating, uPVC double glazing, some Karndean flooring, a light and airy dual aspect lounge, a smart and well equipped breakfast kitchen with a host of appliances, conservatory, contemporary styled white bathroom with an over bath shower and a fabulous loft conversion which can be utilised as required but is presently used as a bedroom. The outside of this beautiful home is equally as impressive with generous sized gardens that are beautifully tended and stocked, a credit to the present owners. There is plenty of off road parking and a detached garage. The south west facing rear garden is fully enclosed, child and pet friendly and affords a good degree of privacy. 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

L Shaped Hallway

Composite entrance door, Karndean flooring, radiator, staircase off to the first floor loft conversion, useful full length storage cupboard under the stairs.

Welcoming Lounge 13' 3" x 14' 2" (4.04m x 4.31m)

Dual aspect upvc double glazed picture windows, two radiators, attractive fireplace with a marble hearth incorporating a coal effect living flame gas fire. Decorative ceiling rose and a coved ceiling.

Smart Breakfast Kitchen 14' 8" x 10' 1" (4.47m x 3.07m)

Range of wall and base units with cupboards and drawers which incorporates a carousel storage area and wood effect worktops. Integrated dishwasher, integrated fridge/freezer, built in four ring gas hob and a fan assisted electric oven with a chimney style extractor hood over which is vented outside. Peninsular with storage and seating space, upvc double glazed side access door and window, radiator, Belfast sink with hose mixer tap and attractive tiled surrounds.

Side Porch 4' 5" x 2' 4" (1.35m x 0.71m)

Upvc double glazed entrance door with a feature pane and a connecting door into the kitchen.

Conservatory 8' 10" x 9' 6" (2.69m x 2.89m)

Double opening doors giving direct access to the garden. Radiator. Folded wooden shutter doors give access to bedroom 2.

Bedroom 2 13' 5" x 8' 1" (4.09m x 2.46m)

Fitted double wardrobe with overhead storage cupboards, coved ceiling and a radiator. Access to the conservatory.

Bedroom 1 12' 1" x 10' 6" (3.68m x 3.20m)

Upvc double glazed double opening doors giving direct access to the garden. Coved ceiling and radiator.

Smart Bathroom

White suite comprising of a "P" shaped bath with a mixer shower over with an additional drench shower head, wash hand basin on a vanity stand and a low flush w.c. Part tiled walls, PVC panelled ceiling, upvc double glazed window, chrome effect heated towel radiator and an attractive tiled floor.

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FIRST FLOOR

Loft Conversion 20' 2" x 10' 3" (6.14m x 3.12m)

This is accessed via a staircase from the ground floor and is used as a bedroom by the current sellers but it can be re-purposed as necessary. This is a lovely room with a dual aspect double glazed velux roof windows one which affords views towards the hills. There is a range of built in wardrobes, cupboard space and eaves storage. Two radiators.

OUTSIDE

Gardens

Deep front garden which is well tended and a gated side entrance gives access to the lovely south west facing rear garden which is beautifully laid out with lawn, established borders, flowering plants and trees. Other features include a decked area and shed. This garden offers a high degree of privacy and is a lovely space for family to enjoy as it is child and pet friendly.

PARKING

Driveway

There is a long driveway so there is plenty of off road parking and it gives access to a detached garage.

Detached Garage

With an up and over door with power/electric lights.

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**

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.



Energy rating and score

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