



10 Aldenham Road
Guisborough, TS14 7PP

£170,000

Energy Rating : E



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DESCRIPTION

Enjoying a south facing position at the front with views towards the hills, this lovely Three Bedroom Semi-Detached Home is ideally suited for couples or young families as good schooling, local shopping facilities and country walks are all within easy reach. The well presented interior features gas central heating, uPVC double glazing, a semi-open plan ground floor with the lounge opening to a dining room which in turn opens to the fitted kitchen with a built-in oven and hob. On the first floor, the bedrooms are served by a modern white bathroom with a shower over the corner bath. Outside there is driveway parking, a car port and well tended & nicely laid out gardens to the front and rear. Situated in a first class residential area, this is a simple chain free sale and definitely merits your time for an early viewing.

Accommodation

Hallway

Upvc double glazed entrance door with a stain glass pane. Adjacent leaded windows and a radiator. Staircase off to the first floor.

Lounge 13' 8" x 12' 7" (4.16m x 3.83m)

Front aspect upvc double glazed window with hill views in the distance and radiator. Marble fireplace with a matching inset and hearth which incorporates a coal effect living flame gas fire. Understairs cupboard and a coved ceiling. Arch to the dining area.

Dining Area 10' 10" x 7' 11" (3.30m x 2.41m)

Radiator. Upvc double opening french doors which give direct access to the rear garden. This room opens to the tiled kitchen.

Tiled Kitchen 10' 7" x 7' 10" (3.22m x 2.39m)

Range of wall, base and display cabinets with cupboards and drawers and marble effect worktops. Built in gas hob and electric oven with a concealed extractor hood over, white one and a half single drainer and unit with a mixer tap. Plumbing for an automatic washing machine, upvc double glazed window and a rear access door. Peninsular which divides the room from the dining area.

First Floor

Landing

Loft access which is boarded and insulated and is accessed via a retractable ladder. Upvc double glazed window.

Bedroom 1 13' 3" x 8' 9" (4.04m x 2.66m)

Views of the hills and Highcliffe from the upvc double glazed window. Radiator and coved ceiling. Full length fitted wardrobes with sliding mirrored doors.

Bedroom 2 9' 4" x 9' 0" (2.84m x 2.74m)

Upvc double glazed window and radiator.

Bedroom 3 6' 10" x 9' 9" (2.08m x 2.97m)

Hill views from the upvc double glazed window, over stairs storage cupboard which houses the wall mounted gas combination boiler.

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

White suite comprising of a corner bath with an electric shower and curtain and rail. Low flush wc and a pedestal wash hand basin. Chrome effect heated towel radiator and a upvc double glazed window.

Externally

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Parking

Driveway

Driveway which gives access to a car port.

Gardens

There are gardens to the front and rear. The front garden is open plan and there is a side entrance to the fenced and enclosed rear garden which is over two levels. Shed/summerhouse, lawn and borders.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Energy rating and score

This property's energy rating is E. 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.