





10 Aldenham Road Guisborough, TS14 7PP

£170,000

Energy Rating : E



10 Aldenham Road

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

10 Aldenham Road

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 fended 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.

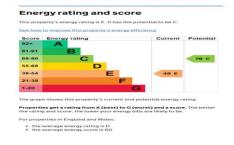
Mortgage Services

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.





Viewing Arrangements Tel: 01287 630733 Email: 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.

selectiv.co.uk