



9 Bernaldby Avenue
Guisborough, TS14 8DB

£359,950

Energy Rating : D



9 Bernaldby Avenue

DESCRIPTION

This superb family home, a 1960's chalet style detached residence, has been upgraded to a particularly high standard by the present owners and offers great versatility with bathrooms and bedrooms on both floors, ideal for any family or family member requiring one level living. There are 4-5 bedrooms or 2-3 reception rooms, the choice would be yours. Other features of the well presented and expansive living accommodation include gas central heating, uPVC double glazing, an 'L' shaped lounge with dining space, a well equipped fitted kitchen, a detached garage, well tended gardens and plenty of off road parking by way of a large driveway. Bernaldby Avenue forms part of the much sought after Hutton Lowcross Area of Guisborough, a first class residential area just to the west of Hutton Lane. The historic town centre, good schooling, country walks within easy walking distance and road links to the business areas of Teesside and also North Yorkshire Moors are all within easy reach. This super detached residence requires an internal inspection to fully appreciate the space and versatility on offer and is a simple chain free sale so please call us now .

Accommodation

Spacious Hallway

Upvc double glazed entrance door, built in storage cupboard, coved ceiling and a radiator and spindle staircase.

L Shaped Lounge with Dining Space 18' 0" x 22' 10" (5.48m x 6.95m)

(Reducing to 9'2 x 12'2) Coved ceiling, three double radiators, two side aspect upvc double glazed windows plus an additional two front aspect upvc double glazed floor to ceiling picture windows with views towards the hills. Attractive raised pebble effect electric fire which is a lovely focal point in the room.

Fitted Kitchen 11' 7" x 10' 4" (3.53m x 3.15m)

Modern range of wall and base units with cupboards, drawers and laminate effect worktops and under cupboard lighting. One and a half inset quartz drainer sink unit with mixer tap, electric induction cooker with a contemporary styled extractor hood over and space for a fridge freezer. Integrated dishwasher, integrated tumble dryer, radiator, plumbing for an automatic washing machine and a upvc double glazed window.

Bedroom 1 11' 10" x 10' 4" (3.60m x 3.15m)

Hill views from the upvc double glazed window, radiator, coved ceiling and a range of free standing wardrobes, (to be included in the sale).

Bedroom 2 10' 6" x 10' 4" (3.20m x 3.15m)

This room currently presents as a second lounge with upvc double glazed double opening doors with adjacent windows benefitting from views of the hills and which give access to the rear garden. Coved ceiling and a double radiator.

Bedroom 3 9' 3" x 8' 9" (2.82m x 2.66m)

Upvc double glazed window, radiator and coved ceiling.

Shower Room

White low flush wc, pedestal wash hand basin with a mirrored cabinet and light above. Double sized shower enclosure with a mixer shower, heated towel radiator, extractor unit, upvc double glazed window, tiled walls and a shaver point.

First Floor

Landing

Coved ceiling.

Bedroom 4 16' 0" x 10' 0" (4.87m x 3.06m)

Double glazed velux roof window plus an additional upvc double glazed window with views towards the hills in the distance. Double radiator.

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Bedroom 5 12' 11" x 6' 11" (3.93m x 2.11m)

Coved ceiling, upvc double glazed window, radiator and a range of free standing wardrobes, (which will be included in the sale). Connecting door to a generous eaves storage space and there is potential here to develop further subject to the necessary permissions and consents.

Eaves Storage

Accessed via bedroom 5. This is a huge storage space as mentioned previously and it houses the gas combination boiler.

Bathroom 6' 11" x 6' 2" (2.11m x 1.88m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin with a mirrored cabinet over and a panel bath with an electric shower over with a screen. Chrome effect heated towel radiator, upvc double glazed window, tiled walls, PVC panelled ceiling, extractor unit

Externally

Driveway

A generous block paved driveway provides plenty of off road parking for approx 4-5 cars and gives access to a detached garage.

Detached Garage 18' 0" x 8' 7" (5.48m x 2.61m)

Electric door, upvc rear access door, power/electric lights.

Gardens

A gated side entrance gives access to the enclosed landscaped rear garden which is well tended well laid out. The block paving wraps around the property and incorporates an Indian Sandstone patio area, lawn, seating areas, stocked borders, mature plants and bushes making this a lovely space to enjoy for families.

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

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

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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.