



**37 Mill Street**  
Guisborough, TS14 6AG

**£115,000**

**Energy Rating :**



# 37 Mill Street

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## DESCRIPTION

Tucked away behind the historic town centre of Guisborough within close walking distance of supermarket shopping, post office, individual shops, cafes, bars and restaurants, a Three Bedroom Inner Terraced House with an enclosed rear garden and street parking.

The property has been extensively upgraded and modernised over the last couple of years to include a damp proof course, rewire, a new fitted kitchen (with appliances) and bathroom, new uPVC double glazing, new floor coverings and decoration making this a 'ready to move into' home ideal for first time buyers or young couples.

This is a simple chain free sale and recommended for an early viewing.

## Accommodation

### Hallway

Composite front entrance door, radiator and a tiled floor.

### Lounge 12' 5" x 12' 2" (3.78m x 3.71m)

Fire surround with a slate hearth incorporating a coal effect electric stove. Front aspect upvc double glazed window and radiator.

### Kitchen 10' 0" x 9' 8" (3.05m x 2.94m)

A Howdens range of wall and base units with cupboards, drawers and wood effect worktops. Inset stainless steel drainer and unit with mixer tap, built in electric induction hob and fan assisted electric oven. Plumbing for a washing machine, understairs cupboard, rear aspect upvc double glazed window and door to the rear garden. Cupboard housing the Worcester gas central heating boiler, (still under warranty), PVC panelled ceiling, integrated undercounter fridge with a freezer box. Connecting door to the bathroom.

### Bathroom 9' 11" x 5' 3" (3.02m x 1.60m)

White three piece suite comprising of a panel bath with a shower attachment to the bath taps with a glazed screen. Low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Chrome effect heated towel radiator, extractor unit, upvc double glazed window and a PVC panelled ceiling.

## First Floor

### Landing

### Bedroom 1 12' 1" x 15' 2" (3.68m x 4.62m)

Upvc double glazed window, radiator and an alcove suitable for the fitting of a wardrobe.

### Bedroom 2 7' 0" x 10' 2" (2.13m x 3.10m)

Upvc double glazed window and radiator. Loft access (insulated). Connecting door to bedroom 3.

### Bedroom 3 7' 10" x 10' 0" (2.39m x 3.05m)

Upvc double glazed window and radiator.

## Externally

### Parking

Permit street parking.

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### **Enclosed Rear Garden**

The garden is over two levels with a lawned area and a side gate for bin access.

### **Council Tax Band**

Council tax band:- A

### **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](mailto: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.