



**165 Enfield Chase**  
Guisborough, TS14 7LQ

**£179,950**

**Energy Rating : C**



# 165 Enfield Chase

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## DESCRIPTION

Offering an end of chain situation, this well planned Two Bedroom Semi-Detached Bungalow is well presented throughout and ideal for those seeking one level living with the extra benefit of a conservatory extension.

Situated in a long established residential area with shopping facilities close by, other features include a gas central heating, uPVC double glazing, fitted kitchen with a built-in oven and hob and a modern shower room. There is potential to convert the loft space subject to the necessary consents.

Outside there is a long driveway that could accommodate up to three cars, a detached garage and well tended gardens, the rear of which enjoys a sunny west facing aspect with hill views beyond including Highcliffe.

The historic town centre, coastal areas and the glorious countryside of the North Yorkshire Moors National Park are all within easy reach.

## Accommodation

### **Porch Entrance** 5' 8" x 4' 0" (1.73m x 1.22m)

Upvc double glazed entrance door with a stained glass pane. Side aspect upvc double glazed window. Upvc double glazed door with an adjacent PVC panel and window give direct access to the hallway.

### **Hallway** 7' 4" x 4' 8" (2.23m x 1.42m)

Radiator, fitted base cupboard which houses the gas and electric metres. Connecting door to the kitchen and lounge.

### **Kitchen** 10' 10" x 7' 4" (3.30m x 2.23m)

Modern range of wall and base units with cupboards, drawers and wood effect worktops. Built in gas hob, electric oven and tiled surrounds. Coloured single drainer and unit with mixer tap, plumbing for an automatic washing machine, overhead electric wall heater and a shelved pantry cupboard. Space for an undercounter fridge and space for an undercounter freezer. Upvc double glazed window.

### **Lounge** 16' 2" x 12' 5" (4.92m x 3.78m)

Front aspect upvc double glazed bow window, radiator and coved ceiling. Marble fire place and hearth incorporating a coal effect living flame gas fire.

## Inner Hallway

### **Bedroom 1** 13' 2" x 9' 0" (4.01m x 2.74m)

Radiator, inner upvc double glazed window to the conservatory and a range of full length built in wardrobes and a coved ceiling.

### **Bedroom 2** 8' 10" x 11' 0" (2.69m x 3.35m)

Radiator and coved ceiling. Upvc double glazed doors give direct access to the conservatory.

## Shower Room

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Walk in shower enclosure with an electric shower, a glazed screen and an additional shower curtain and rail. PVC and tiled walls. Upvc double glazed window, chrome effect heated towel radiator and a coved ceiling.

### **Conservatory** 15' 2" x 8' 2" (4.62m x 2.49m)

Brick base, set of double doors and single door giving direct access to the rear garden.

## Externally

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## **Driveway**

Long driveway that can accommodate upto 3 cars for off road parking and gives direct access to a detached garage.

## **Detached Garage**

Up and over door and a side courtesy door to the garden.

## **Gardens**

Hard standing to the front of the property offering a low maintenance option and set behind a hedge. Wrought iron gated side entrance gives access to the sunny and West facing rear garden which is attractively laid out with stocked borders surrounding the lawn. Patio and a pergola seating area.

## **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 C. It has the potential to be B.

[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](mailto: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.