



14 Ashford Close
Guisborough, TS14 7PL

£189,950

Energy Rating :



14 Ashford Close

DESCRIPTION

Tucked away in a lovely cul-de-sac with south facing hill views in the distance from the south facing front elevation, an extended Four Bedroom Semi-Detached Home offering family sized accommodation with the notable benefit of a ground floor en-suite bedroom - ideal for those needing an element of ground floor living or those with dependent relatives. A conservatory has also been added to the rear expanding the living space further.

Built in the mid 1970's, this lovely home also features gas central heating, uPVC double glazing, a lounge and separate dining room, a fitted kitchen with a built-in oven & hob plus three further first floor bedrooms which are served by a modern shower room/w.c.

Outside there is a concrete imprint driveway that provides plenty of off road parking and an enclosed rear garden that is both child and pet friendly.

Neighbourhood shopping facilities are available both on Enfield Chase and Hutton Lane, good schooling and the historic market town of Guisborough are also within easy reach.

There is no onward chain with immediate vacant possession available upon completion.

ACCOMMODATION

Entrance Door

Composite entrance door opens into the entrance hall.

Hallway

With stairs rising to the first floor. Side aspect upvc double glazed window, dado rail, coved ceiling and a contemporary style radiator. Connecting door to the lounge and kitchen.

Kitchen 16' 8" x 6' 6" (5.08m x 1.98m)

Modern range of wall and base units with cupboards, drawers, marble effect worktops and a breakfast bar. Built in gas hob with a built in fan assisted oven and grill with a chrome extractor hood over. Tiled surrounds, space for a fridge freezer, plumbing for an automatic washing machine, one and a half inset stainless steel drainer and unit with a mixer tap. Front aspect upvc double glazed window.

Lounge 13' 6" x 12' 3" (4.11m x 3.73m)

Front aspect upvc double glazed bow window with south facing hill views in the distance. Double radiator, coved ceiling and a small understairs cupboard. Modern fireplace with a marble hearth. Arch to the dining room.

Dining Room 10' 4" x 7' 11" (3.15m x 2.41m)

Radiator, coved ceiling and upvc double glazed double doors to the rear which give direct access to the conservatory.

Conservatory 14' 7" x 8' 0" (4.44m x 2.44m)

Double radiator, upvc double glazed double doors which give direct access to the enclosed rear garden. Personal door into the ground floor bedroom.

Bedroom 2 14' 5" x 10' 4" (4.39m x 3.15m)

Upvc double glazed window, double radiator and a door into the lounge

En-Suite Bathroom

Free standing claw foot roll top bath set on a plinth with a shower attachment to the bath taps and an additional curtain and rail. Low flush wc and wash hand basin on a vanity stand. Upvc double glazed casement window to the conservatory, double radiator and an extractor unit. Creda electric wall heater, part PVC panelled walls, mirrored wall cabinet and none slip flooring.

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First Floor

Landing

Access to the loft space and a upvc double glazed window.

Bedroom 1 14' 10" x 8' 0" (4.52m x 2.44m)

Distant hill views from the front aspect upvc double glazed window. Double radiator.

Bedroom 3 9' 3" x 9' 2" (2.82m x 2.79m)

Hill views in the distance from the upvc double glazed window, built in cupboard with overhead storage. Coved ceiling and radiator.

Bedroom 4 9' 3" x 6' 6" (2.82m x 1.98m)

Upvc double glazed window, radiator and a cupboard which houses the central heating boiler.

Shower Room/W.C

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and adjacent. Chrome effect heated towel radiator, tiled walls, PVC panelled ceiling and a upvc double glazed window. Quad style shower enclosure with a mixer shower plus an additional drench shower head.

OUTSIDE

Driveway

Concrete imprint driveway which provides plenty of off road parking.

Rear Garden

The enclosed rear garden offers a low maintenance option with a paved patio, gravelled area and a small decked 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

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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.