



**52 Venables Road**  
Guisborough, TS14 6LQ

**£159,950**

**Energy Rating : E**



# 52 Venables Road

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## DESCRIPTION

Much larger than its outward appearance would have you believe, this larger style Three Bedroom End Of Terrace Home is situated north west of Guisborough town centre and within easy reach of bus services, local facilities and services, Chaloner Primary School and George V playing fields - ideal for those with children with space for a family to grow into.

The accommodation has been lovingly cared for, offers great potential and features oak internal doors, a bespoke handmade oak staircase, gas central heating, uPVC double glazing, a lounge and separate dining/family room, a kitchen with a built-in oven and hob, utility room with a separate w.c off, three decent sized bedrooms and a modern white bathroom with an over bath shower.

An outstanding feature is the generous sized corner plot size with extensive lawns bordered by established and mature planting, space for a vegetable plot, seating areas and shed. This is a wonderful space to enjoy.

Worthy of an early viewing and available with immediate vacant possession as there is no onward chain.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

uPVC double glazed entrance door, side aspect uPVC double glazed window, understair cupboard, moulded coved ceiling, oak staircase.

#### Lounge 12' 11" plus alcove x 12' 1" (3.94m x 3.68m)

Oak fireplace with a stone inlay and hearth incorporates a coal effect living flame gas fire. uPVC double glazed window, double radiator, moulded coved ceiling. Double oak glazed doors to:

#### Dining Room 11' 0" x 10' 3" (3.35m x 3.12m)

uPVC double glazed window, double radiator, moulded coved ceiling.

#### Breakfast Kitchen 12' 4" x 10' 3" (3.75m x 3.13m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, one and a half inset stainless steel drainer and unit/mixer tap. Built-in gas hob and electric oven, space for a fridge/freezer, double radiator and coved ceiling.

#### Utility Room 7' 8" x 6' 6" (2.33m x 1.99m)

uPVC double glazed side access door, uPVC double glazed window, radiator, range of fitted cupboards, worktop, plumbing for an automatic washing machine. Connecting door to a storage space with a light. Separate door to:

#### Separate W.C

White low flush w.c. Radiator, uPVC double glazed window and a pvc panelled ceiling.

## FIRST FLOOR

### Landing

Airing cupboard with an insulated hot water cylinder, uPVC double glazed window, moulded coved ceiling.

#### Bedroom 1 14' 2" x 12' 0" (4.33m x 3.66m)

uPVC double glazed window, radiator, built-in cupboard with cloak pegs, coved ceiling.

#### Bedroom 2 11' 2" x 9' 11" (3.41m x 3.02m)

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uPVC double glazed window, radiator, built-in wardrobe.

### **Bedroom 3** 9' 8" x 6' 11" (2.94m x 2.11m)

uPVC double glazed window, radiator, coved ceiling, cupboard housing the wall mounted gas central heating boiler.

### **Part Tiled Bathroom** 9' 5" x 4' 4" (2.88m x 1.32m)

White suite comprising low flush w.c., half pedestal wash hand basin and panelled bath with an electric shower over & folding glazed screen. uPVC double glazed window, coved ceiling, chrome effect heated towel radiator, non-slip flooring.

## **OUTSIDE**

The property occupies a lovely generous corner site with street parking.

## **GARDENS**

The gardens have been lovingly cared for and tended over the years and are to three sides with extensive lawns bordered by attractively laid out borders with an abundance of floral plants and bushes. A gate leads to the side and rear gardens which feature a vegetable plot, greenhouse, potting shed and seating area.

## **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.

## Energy rating and score

This property's energy rating is E. 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)

#### 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.