













118 Whitby Avenue

Guisborough, TS14 7BA

£215,000

Energy Rating: C







118 Whitby Avenue

DESCRIPTION

Located south east of Guisborough town centre within a popular residential development, a Semi-Detached Family Home that has been thoughtfully extended and improved to create a fourth bedroom and shower room in addition to the existing three bedrooms and family bathroom making it ideal for those seeking a home for their family to grow into.

The well presented interior features a gas central heating system, uPVC double glazing, a front aspect lounge with an opening to a dining room, a well equipped fitted kitchen with a utility room and separate w.c. off. Upstairs you have four bedrooms (one is an extension over the garage) which are served by a bathroom and a separate shower room.

Outside there is a two car driveway, integral garage and a lovely south facing rear garden that enjoys a degree of privacy. The location is ideal for access to Butt Lane and lovely country walks.

Good schooling and the town centre serving day-to-day needs are also within easy reach. This home definitely merits your time for a viewing so please call us now.

Accommodation

Entrance Porch

Upvc double glazed entrance door, double radiator, understairs cupboard and staircase off to the first floor.

Lounge 12' 10" x 10' 4" (3.91m x 3.15m)

Front aspect upvc double glazed window and a feature fire surround which incorporates a gas fire. Opening to the dining room.

Dining Room 10' 9" x 8' 11" (3.27m x 2.72m)

Double radiator and upvc double glazed french doors which give direct access to the South facing rear garden.

Fitted Kitchen 10' 3" x 7' 0" (3.12m x 2.13m)

Modern range of wall and base units with cupboards, drawers and laminate effect worktops. Tiled surrounds, inset stainless steel sink unit with a mixer tap, built in electric oven and gas hob with cooker hood over. Integrated undercounter fridge freezer, undercounter slimline dishwasher and a rear aspect upvc double glazed window.

Utility Room

Laminate worktops, plumbing for a washing machine, space for a tumble dryer and an upright fridge freezer. Wall mounted gas combination boiler, courtesy door into the garage and a upvc double glazed door to the rear garden.

Separate WC

Low flush wc, wash hand basin with tiled splashbacks.

First Floor

Landing

Retractable ladder to the loft space which is partially boarded and has power and light.

Bedroom 1 13' 5" x 9' 11" (4.09m x 3.02m)

Front aspect upvc double glazed window and a double radiator.

Bedroom 2 10' 9" x 11' 0" (3.27m x 3.35m)

Rear aspect upvc double glazed window and double radiator.

Bedroom 3 15' 7" x 6' 8" (4.75m x 2.03m)

Double radiator and a front aspect upvc double glazed window.

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Bedroom 4 10' 4" x 6' 5" (3.15m x 1.95m)

Front aspect upvc double glazed window, storage cupboard and a double radiator.

Shower Room/WC

Glazed shower cubicle, low flush wc and a pedestal wash hand basin. Chrome effect heated towel radiator, tiled floor and a rear aspect upvc double glazed window.

Bathroom

Fully tiled and comprises a white panel bath with a shower over, pedestal wash hand basin and a low flush wc. Chrome effect heated towel radiator and a rear aspect upvc double glazed window.

Externally

Driveway

Two car driveway for off road parking and gives access to the integral garage.

Integral Garage

Electric roller door and power/electric lights.

Gardens

The enclosed South facing rear garden affords some degree of privacy and is over two levels and mainly laid to lawn with footpaths. Cold water tap and a patio area, it is enclosed so is child and pet friendly.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

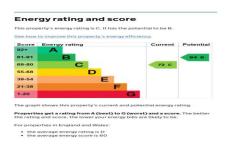
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Viewing Arrangements

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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.