



12 Fanacurt Road
Guisborough, TS14 8BJ

£325,000

Energy Rating : D



12 Fanacurt Road

Description

A lovely and substantial Three Bedroom Double Fronted Detached Bungalow occupies a commanding plot within a prime residential area just to the west of Hutton Lane within the much sought after 'Hutton Lowcross' area of Guisborough. The property has been well maintained over the years and features a garden room extension with direct access to the enclosed rear garden. Other notable features include a spacious reception hallway, a lounge with a marble fireplace and coal effect living flame gas fire, a fitted kitchen with a built in oven and hob and a modern shower room/W.C. Within the elevated plot there is a driveway, a detached garage and attractive well maintained gardens. This is a simple chain free sale and comes highly recommended for an early viewing as property of this type in this area rarely become available to the market.

Accommodation

Spacious Reception Hallway 17' 2" x 5' 11" (5.23m x 1.80m)

Radiator, coved ceiling, upvc double glazed entrance door with a feature leaded pane and an adjacent full height windows. Access to the loft space.

Loft Space

Partially boarded and insulated, it also incorporates two velux roof windows and a light.

Lounge 18' 0" x 12' 7" (5.48m x 3.83m)

Dual aspect upvc double glazed windows, two radiators and a coved ceiling. Attractive marble fire place with a matching inset and hearth incorporating a coal effect living flame gas fire.

Dining Kitchen 18' 1" x 9' 10" (5.51m x 2.99m)

Range of wall and base units with cupboards, drawers and wood effect worktops. Display cabinets, white one and a half single drainer and unit with mixer tap and plumbing for a washing machine. Built in gas hob and electric oven with a concealed extractor hood over. Integrated fridge freezer, wall mounted gas central heating boiler and double radiator. Upvc double opening doors to the rear garden and a side aspect upvc double glazed window.

Bathroom

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a hand held shower attachment to the bath taps. Half tiled walls, radiator and a upvc double glazed window.

Bedroom 3 9' 2" x 8' 11" (2.79m x 2.72m)

Double radiator and a coved ceiling.

En-Suite Shower Room

White low flush wc and wash hand basin. Separate shower enclosure with an electric shower, upvc double glazed window, part tiled walls and a heated towel radiator.

Garden Room 8' 11" x 7' 8" (2.72m x 2.34m)

This opens from bedroom 3. Two sets of upvc double glazed sliding patio doors to the rear garden. Please note this area could be utilised for those with dependent relatives if desired.

Bedroom 1 12' 0" x 9' 10" (3.65m x 2.99m)

Upvc double glazed window, radiator and coved ceiling. Range of fitted wardrobes plus a dressing table.

Bedroom 2 12' 9" x 10' 2" (3.88m x 3.10m)

Upvc double glazed window, radiator and coved ceiling.

Externally

The property occupies a commanding plot within an elevated site.

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Driveway

The long gated side driveway provides plenty of off road parking for upto four/five cars and give access to a detached garage.

Detached Garage

Electric roller door and power/electric lights.

Beautifully Tended Gardens

To the front there is stone walling, rockery an abundance of flowering plants and shrubs plus an area of lawn. A gated side entrance gives access to the south facing and enclosed rear garden which is a delightful space and incorporates a patio area, cold water tap, extensive lawn an abundance of flowering plants, shrubs and perennials. The south facing position enjoys hill views in the distance and is a wonderful space for family to enjoy and as its enclosed it is both child and pet friendly

Council Tax Band

Council tax band:- E

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

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

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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.