



32 Allison Street
Guisborough, TS14 6NX

£129,000

Energy Rating : E



32 Allison Street

DESCRIPTION

This modernised and very well looked after Three Bedroom Inner Terrace Home is a simple chain free sale and is ideal for first time buyers, couples and young families. Benefits include gas central heating, uPVC double glazing, a lounge with an arch opening to a dining/family room, fitted kitchen with a built-in oven & hob, a modern ground floor bathroom with a shower over the deep tub bath, three good sized bedrooms, street parking and an enclosed and gated rear yard with a cold water tap. The historic town centre with its range of individual shops, bus services, supermarket shopping, post office, cafes, bars and restaurant pubs is within comfortable walking distance.

Accommodation

Hallway

Upvc double glazed entrance door, radiator and dado rail.

Lounge 13' 0" x 10' 8" (3.96m x 3.25m)

Front aspect upvc double glazed bay window with a window seat. Radiator, Adams style fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Arch opening to:-

Dining Room 12' 1" x 11' 0" (3.68m x 3.35m)

Rear aspect upvc double glazed window, radiator, Adams style fire surround with a marble inset and hearth.

Kitchen 12' 3" x 8' 1" (3.73m x 2.46m)

Range of wall and base units with cupboards, drawers and marble effect worktops. Built in electric oven and electric hob with a chimney style extractor hood over. One and a half inset stainless steel drainer and unit with mixer tap, plumbing for a washing machine and a wall mounted gas central heating boiler. Side aspect upvc double glazed window, side access door, pace for a fridge freezer, radiator, tiled floor and an understairs cupboard. Connecting door to:-

Bathroom

White suite comprising of a deep tub bath with an electric shower over with a curtain and rail. WC and pedestal wash hand basin. Two upvc double glazed windows, part tiled walls and a radiator.

First Floor

Landing

Access to the loft space. Storage cupboard with a hanging rail.

Bedroom 1 14' 2" x 11' 0" (4.31m x 3.35m)

Front aspect upvc double glazed window, dado rail and radiator.

Bedroom 2 12' 3" x 8' 3" (3.73m x 2.51m)

Upvc double glazed window, radiator and coved ceiling.

Bedroom 3 12' 1" x 8' 1" (3.68m x 2.46m)

Upvc double glazed window, radiator and coved ceiling.

Externally

Gated Rear Courtyard

Cold water tap.

Parking

Street parking.

32 Allison Street

Council Tax Band

Council Tax Band:- B

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

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.