



4 Stockdale Close
Guisborough, TS14 8FD

£179,995

Energy Rating : B



4 Stockdale Close

DESCRIPTION

The OPTION OF PURCHASING OUT RIGHT OR SHARED OWNERSHIP IS ON OFFER - On the market to first time buyers, couples and families, this modern corner sited Bellway built Two Double Bedroom End Of Terrace Home occupies a pleasant cul-de-sac position off Glaisdale Road with hill views beyond from the front elevation in a plot size that is arguably one of the biggest on the Close. The purchase price IS £179,995 OR for the 50% share is £87,500 whilst the remaining 50% is £270.00 per calendar month to rent, either way purchasers will benefit from the remainder of the NHBC warranty as the property was a new build in 2016. Features include gas central heating, uPVC double glazing, a fitted breakfast kitchen with a built-in oven and hob which opens to a utility room and a cloakroom/W.C., two generous sized bedrooms served by a modern white bathroom with an over bath shower, an allocated parking space to the front of the house & extensive lawned gardens to three sides with the option of extending the driveway (subject to the necessary permissions from Redcar & Cleveland Borough Council) if you purchase outright. Because of the space afforded by the rear garden, there is potential to extend the main house subject to the necessary consents, again if you own the property outright.

Accommodation

Hall

Composite entrance door and radiator.

Lounge 12' 8" x 12' 11" (3.85m x 3.93m)

Front aspect upvc double glazed window and a double radiator.

Breakfast Kitchen 13' 5" x 10' 4" (4.09m x 3.14m)

Attractive range of wall and base units with cupboards, drawers and wood effect worktops. One and a half inset stainless steel drainer and unit with a mixer tap, built in gas hob and a fan assisted electric oven with a chrome splash back and a chimney style extractor hood over. Deep storage cupboard, radiator, space for a breakfast table, space for a fridge freezer and a rear aspect upvc double glazed window. Opening to:-

Utility Room 7' 10" x 5' 5" (2.38m x 1.66m)

Base unit, wood effect worktop, floating shelf, radiator and plumbing for a washing machine. Connecting door to the:-

Cloakroom/WC

White low flush wc and a pedestal wash hand basin. Extractor unit, part tiled walls and a radiator.

First Floor

Landing

Access to the loft space. Storage cupboard.

Bedroom 1 11' 5" x 16' 1" (3.48m x 4.89m)

Lovely views of the farmland in the distance from the upvc double glazed window, radiator and an over stairs storage cupboard.

Bedroom 2 14' 10" x 8' 9" (4.51m x 2.67m)

Distant hill views from the upvc double glazed window and a radiator.

Bathroom 6' 10" x 6' 4" (2.09m x 1.94m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over with a curtain and rail. Part tiled walls, upvc double glazed window and radiator.

Externally

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Parking

Allocated car parking space.

Gardens

The property occupies a generous corner site with substantial gardens to the rear and side which are mainly laid to lawn with floral borders, decked area which enjoys the sun. Patio area, shed and floral borders. A gated side entrance gives access to the front garden with lawn and mature planting.

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**

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.

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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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

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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.