

## 2 Lundy Walk

Guisborough, TS14 7HE

**£138,000**

**Energy Rating : D**



## 2 Lundy Walk

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### DESCRIPTION

Set back from Rectory Lane overlooking a green area, this very well cared for 'Dutch Barn' style Three Bedroom Home is situated within a small terrace of three with gardens to the front and rear, the rear is enclosed and enjoys a sunny south facing position. There is only pedestrian access to the house with parking on the road for residents. Benefits include gas central heating, uPVC double glazing, a lounge with a living flame gas fire, a kitchen with garden access and a modern shower room/w.c. serves the three bedrooms. Shopping facilities, bus services, good schooling and the town centre are all within easy reach. This is a simple chain free sale and presents an ideal opportunity for first time buyers and young families alike.

### Accommodation

#### Hallway 5' 9" x 10' 7" (1.76m x 3.23m)

Upvc double glazed entrance door and adjacent window with frosted glass. Double radiator, built in cupboard and an additional understairs cupboard.

#### Lounge 11' 6" x 21' 0" (3.51m x 6.40m)

Front aspect upvc double glazed bow window, double radiator and coved ceiling. Adams style fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Upvc double glazed opening doors give direct access to the enclosed rear garden.

#### Kitchen 9' 3" x 9' 1" (2.83m x 2.78m)

Wall and base units with cupboards, drawers and laminate effect worktops. Coloured one and a half inset single drainer with a mixer tap, plumbing for a washing machine, tiled walls and a tiled floor. Space for an under counter fridge and an under counter freezer. Free standing gas cooker and a upvc double glazed entrance door and window, the door giving direct access to the rear garden.

### First Floor

#### Landing

Shelved linen cupboard.

#### Bedroom 1 10' 1" x 6' 0" (3.07m x 1.83m)

Views over a green area towards Rectory Lane from the upvc double glazed window. Radiator and access to the loft space.

#### Bedroom 2 11' 4" x 9' 11" (3.45m x 3.01m)

Upvc double glazed window, radiator, range of fitted wardrobes with overbed cupboards with space for a double divan. Cupboard which houses the gas combination boiler.

#### Bedroom 3 11' 7" x 10' 4" (3.52m x 3.15m)

Upvc double glazed front aspect window with views over the green and Rectory Lane. Coved ceiling and radiator.

#### Shower Room

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Walk in shower with a screen and a mixer shower plus an additional drench shower head. Upvc double glazed window. PVC panelled walls, chrome effect heated towel radiator and a sensor wall mirror/light.

### Externally

### Gardens

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There are gardens to the front and rear, the front is open plan with a lawn bordered by established planting with a pathway. The enclosed gated rear garden incorporates pathways, lawn, shed, hedging with borders and enjoys a south facing position.

### **Parking**

Residents on road parking.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

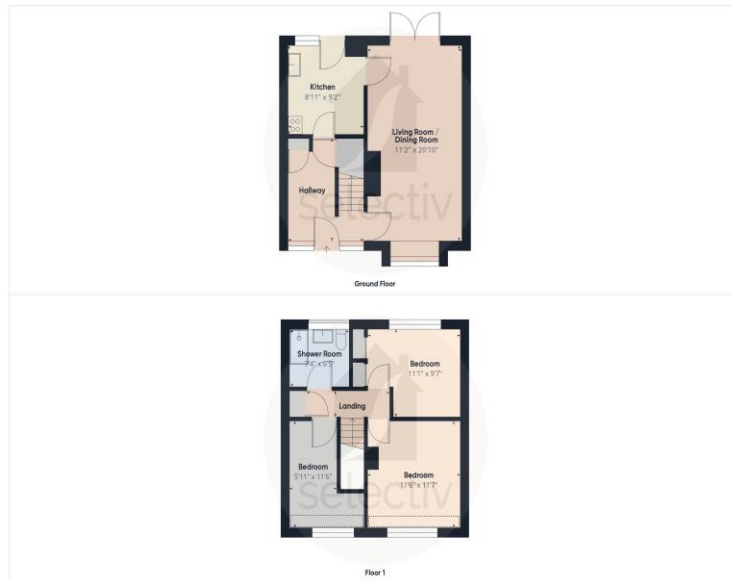
### **Mortgage Services**

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.

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### Energy rating and score

This property's energy rating is D. 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)

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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.