



44 Maudon Avenue | Pickering, YO18 7EJ

A traditional end of terrace house occupying a good-sized plot situated to the eastern outskirts of Pickering town centre.

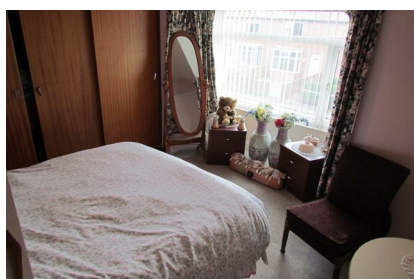
The accommodation which is in need of up-grading comprises hallway, sitting room, kitchen and rear porch on the ground floor with two

double bedrooms and bathroom on the first floor. The property benefits from double glazing throughout. Externally there are well-maintained gardens incorporating driveway and timber framed garage.



Guide Price £185,000

44 Maudon Avenue | Pickering



Entrance door leads to

Small Hallway

With stairs to first floor landing, door to sitting room.

Sitting Room

13'7" x 12'5" (4.14m x 3.78m)

With stone feature fireplace, tiled hearth, wooden mantle, open dog grate, picture rail, understairs storage cupboard, double glazed bay window to the front elevation.

Kitchen

13'10" x 7'2" (4.22m x 2.18m)

Housing a range of units comprising single drainer sink unit set within work surfaces, wall and base units incorporating drawer compartments, shelving, breakfast bar, built in cupboard, plumbing for automatic washing machine,

door to rear porch, double glazed window to the rear elevation, wall mounted electric heater.

Rear Porch

With door to outside.

First Floor

Landing

With wall mounted electric heater.

Access to roof space.

Master Bedroom

12'1" x 12'8" (3.68m x 3.86m)

With fitted wardrobes and sliding doors, built in cupboard, double glazed bay window to the front elevation.

Bedroom Two

9'3" x 9'4" (2.82m x 2.84m)

With double glazed window to the rear elevation, picture rail.



Bathroom

Comprising panelled bath, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window, wall mounted electric heater,

Outside

Gate leads to low maintenance front garden with paved area, pebbled area with flower/shrubbery borders, side garden, driveway to the rear of the property and double gates, timber framed garage. There is a good sized rear garden with

flower/shrubbery borders, pathway and laid lawn.

Services

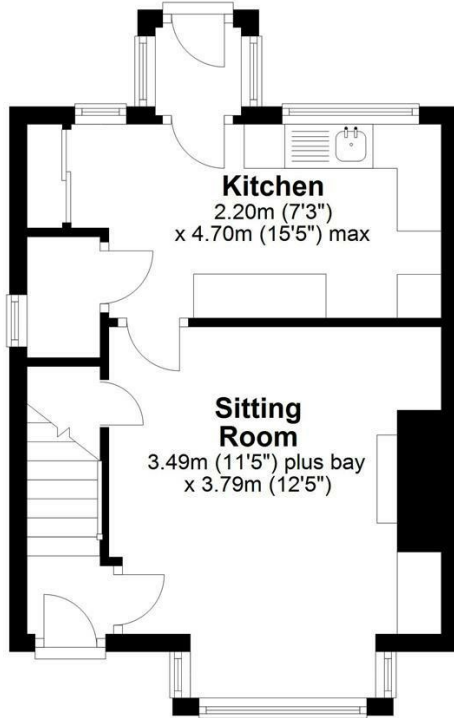
Mains electricity, water and drainage are connected.



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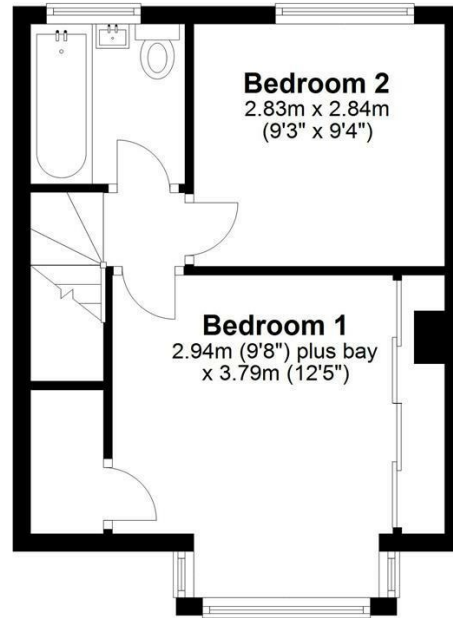
Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 58.5 sq. metres (630.0 sq. feet)

44 Maudon Avenue, Pickering

VIEWING

Strictly By Appointment with the Agents

COUNCIL TAX BAND

B

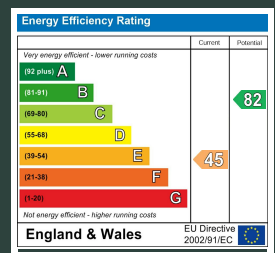
ENERGY PERFORMANCE RATING

E

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