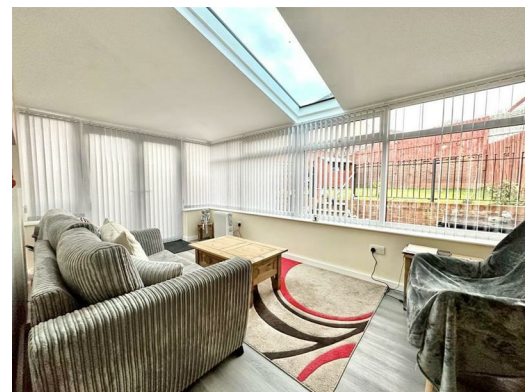


# KINGS


Local Experts, National Coverage



## Guisborough

Immaculately presented 3 bedroomed family home, offering open plan kitchen/diner leading to garden room/orangery, property also benefits from downstairs w/c, en-suite to master bedroom, generous rear garden and double driveway leading to garage.

**£235,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 20 Glaisdale Road

| Guisborough | TS14 8DF

## Entrance Hall

Composite double glazed door, front access, leads to Lounge

## Lounge

13'4" x 11'11" (4.08m x 3.64m)

uPVC double glazed window, front aspect, radiator, door into Rear Hallway.

## Rear Hallway

Leads to W/c, Kitchen/Diner and Staircase.

## Kitchen

20'1" x 9'8" (6.13m x 2.96m)

uPVC double glazed window, rear aspect, range of wall, floor and drawer units, integrated double electric oven and gas hob, overhead chimney extractor, stainless steel splash back, radiator, storage cupboard, uPVC double glazed French doors into Garden Room.

## Garden Room

uPVC double glazed windows, side and rear aspect, skylight, uPVC double glazed French doors, side access into Garden.

## W/C

uPVC double glazed frosted window, side aspect, low level W/c, pedestal wash hand basin, radiator.

## Landing

uPVC double glazed window, side aspect, airing cupboard, leads to Bedroom and Bathroom.

## Bedroom One

15'2" x 9'8" (4.64m x 2.96m)

uPVC double glazed window, front aspect, fitted wardrobes, radiator, door leading to En-suite.

## En-Suite

uPVC frosted double glazed window, rear aspect, low level W/c, wash and basin, walk in glass screened shower with glass screen, part tiled surround, radiator.

## Bedroom Two

11'5" x 10'4" (3.48m x 3.17m)

uPVC double glazed window, front aspect, radiator.

## Bedroom Three

10'2" x 6'8" (3.10m x 2.05m)

uPVC double glazed window, front aspect, radiator.

## Bathroom

uPVC double glazed window, side aspect, low level W/c, wash and basin, panelled bath, part tiled surround, radiator.

## Rear Garden

Paved patio leading from house, then mainly laid to lawn, with further patio to rear, boarded with plants and shrubs.

## Driveway

Block paved double driveway leading to Garage.

## Garage

Single internal garage with up and over door.

## Council Tax Band

D

## Agents Notes

All descriptions of any appliances of service should not be relied upon that there are in good working order. The buyer should obtain verification from their solicitor or other qualified person before entering into any commitment on the property.

Measurements: All measurements are approximate and should not be relied upon. Should you require more accurate measurements this can be arranged through our office.

Description: Dimensions, descriptions, necessary permission and other details are given without responsibility any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of them.

No person in the employment of kings estate agents has an authority to make or give representation or warranty in relation to this property

