

# THAMES AVENUE, GUISBOROUGH, TS14 8AD



- ▲ No Onward Chain
- ▲ Lovely Double Fronted Detached Bungalow
- ▲ Three Double Bedrooms
- ▲ Excellent Size Loung
- ▲ Impressive Size Kitchen

- ▲ Utility Room
- ▲ Bathroom
- ▲ Separate WC
- ▲ Corner Plot
- ▲ Converted Loft Space with Integrated Shower

**£265,000**

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The moment you step over the threshold of this lovely home you will not fail to be impressed by its size and versatility. Offered to the market with no onward chain and situated upon a corner plot in a sought after location. This home really does tick all the boxes. Worthy of particular mention is the 21ft 3 long main bedroom that could also make a very useful extra reception room. Homes of this size in this area rarely come to the market so we advise early viewing to avoid disappointment.

## **GROUND FLOOR**

### **ENTRANCE**

With door leading to the main hallway.

### **MAIN HALLWAY - 3.8m x 3.23m (12'6" x 10'7")**

With loft access hatch leading to the converted loft and radiator.

### **LOUNGE - 5.33m x 3.35m (17'6" x 11')**

With UPVC double glazed bay window to the front, two UPVC double glazed bay windows to the side and a further UPVC double glazed window to the opposite side. Radiator.

### **KITCHEN - 5.46m x 3.33m (17'11" x 10'11")**

With two UPVC double glazed windows to the side. A range of fitted base and wall units with contrasting worktops, black sink with mixer tap, integrated oven, hob with extractor over, integrated fridge and further space for fridge freezer. Radiator.

### **INNER HALLWAY**

With doors leading to the rear garden and doors leading to the side garden.

### **UTILITY ROOM - 3.05m x 1.42m (10' x 4'8")**

With window to the side and door leading to the WC. Base unit with contrasting worktop and stainless steel sink. Space for washing machine.

### **WC**

With low level WC and wash hand basin.

### **BATHROOM - 2.3m x 1.96m (7'7" x 6'5")**

With UPVC double glazed obscure glass window to the rear, corner shower unit, panelled bath, low level WC, wash hand basin and radiator.

**TO VIEW:** Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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## **BEDROOM ONE - 6.48m x 3.2m (21'3" x 10'6")**

A double aspect room with UPVC double glazed window to the front and two UPVC double glazed windows to the side. Radiator.

## **BEDROOM TWO - 3.66m x 2.87m (12' x 9'5")**

A double aspect room with UPVC double glazed windows to the rear and side, two fitted wardrobes and radiator.

## **BEDROOM THREE - 3.23m x 2.8m (10'7" x 9'2")**

With UPVC double glazed window to the rear, fitted wardrobe and radiator.

**AGENTS REF:** - JW/LS/GBH240132/30012025

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**

## **EXTERNALLY**

### **GARDENS, PARKING & GARAGE**

This sizeable home sits upon an impressive corner plot with well-tended gardens to the front and side and also benefiting from a private garden to the rear that is designed for ease of maintenance. To the side and rear of the property is a generous size driveway/parking area leading to the detached garage. The detached garage benefits from a personal access door to the rear and vehicular access door leading to the driveway.



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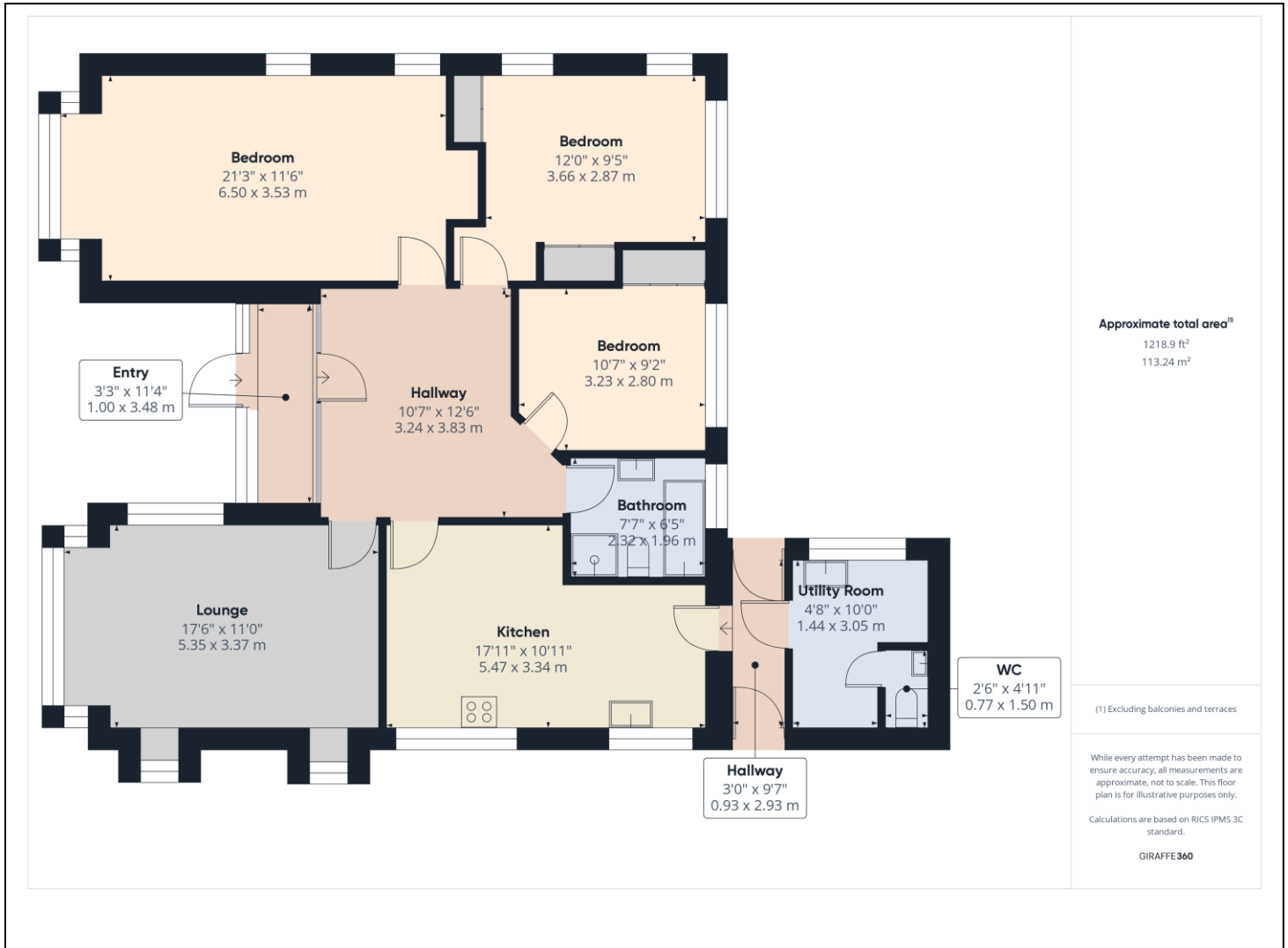


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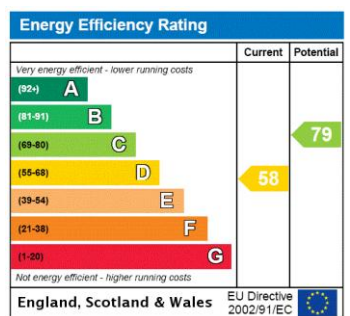


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