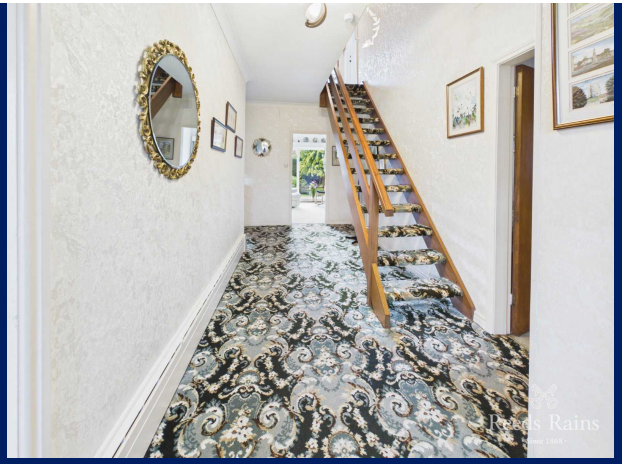






22 Thames Avenue, Guisborough, North Yorkshire, TS14 8AE

reedsrains.co.uk

Asking Price: £330,000
Freehold

The Property Ombudsman

Reeds Rains







Set within the highly regarded Thames Avenue Estate, this spacious dormer bungalow offers superb potential for buyers seeking a well maintained property with scope to update and personalise. Lovingly cared for over many years, the property provides flexible accommodation across two floors and enjoys beautifully tended gardens to both the front and rear.

This versatile home offers well balanced accommodation across two floors, centred around a welcoming entrance hallway. To the left, a bright living room features a bay window overlooking the front garden, while to the right a separate dining room also enjoys a bay window and could easily be utilised as an additional bedroom if required.

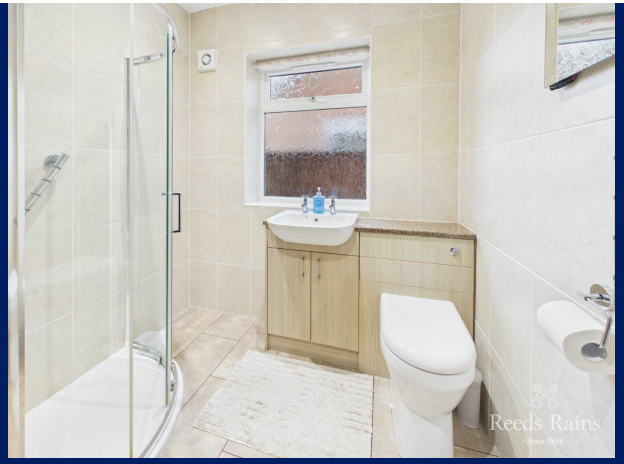
The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units. Leading on, a second sitting room benefits from patio doors that perfectly frame views of the rear garden, creating a pleasant and relaxing space. Two bedrooms, along with a well appointed downstairs shower room, complete the ground floor.

Upstairs within the dormer, there are two particularly generous bedrooms, complemented by a convenient WC.

The outside space is a true highlight of this home. The front garden is beautifully maintained with an array of established planting, mature borders, and seasonal colour, creating strong kerb appeal. A driveway runs along the side, leading to a car port and tandem garage, offering ample off-street parking and storage.

The rear garden is private, well established, and mainly laid to lawn, complemented by a patio seating area, greenhouse, and a timber shed. Mature trees and shrubbery provide a peaceful setting, making this an ideal space for relaxing, gardening, or entertaining.







- Located on the ever popular Thames Avenue Estate
- Spacious and versatile four bedroom home
- Three reception rooms offering flexible living
- Two bay fronted rooms with front garden views
- Ground floor bedroom and modern shower room
- Two large first floor bedrooms with separate WC
- Well maintained throughout with scope for modernisation
- Driveway, car port, and tandem garage
- Private rear garden with lawn, patio, greenhouse and shed
- Beautifully established front garden with colourful borders

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Council Tax Estimate £3,110

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Mains Utilities - Gas Central Heating



Internal Accommodation

Ground Floor

Hallway 7' x 19'8" (2.13m x 6m)
Living Room 12'10" x 17'1" (3.9m x 5.2m)
Dining Room 11'10" x 13' (3.6m x 3.96m)
Kitchen 11'9" x 8'3" (3.58m x 2.51m)
Sitting Room 9'4" x 10'9" (2.84m x 3.28m)
Bedroom 3 8'5" x 14'3" (2.57m x 4.34m)
Bedroom 4 9'10" x 9'6" (3m x 2.9m)
Shower Room 8'8" x 6'11" (2.64m x 2.1m)

First Floor

Landing 2'9" x 5'1" (0.84m x 1.55m)
Bedroom 1 17'1" x 13'10" (5.2m x 4.22m)
Bedroom 2 10' x 13'10" (3.05m x 4.22m)
Wc 5'4" x 5'9" (1.63m x 1.75m)

External

Front Garden
Driveway and Garage 9'10" x 27'1" (3m x 8.26m)
Rear Garden

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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