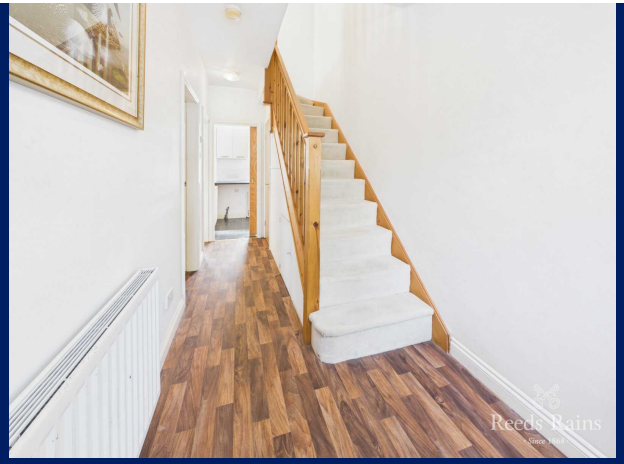






123 Westgate, Guisborough, North Yorkshire,
TS14 6AH

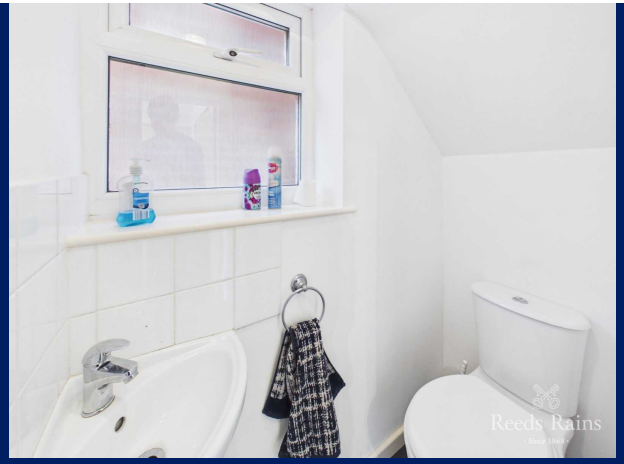
reedsrains.co.uk

Asking Price: £179,999
Freehold

The Property Ombudsman

Reeds Rains





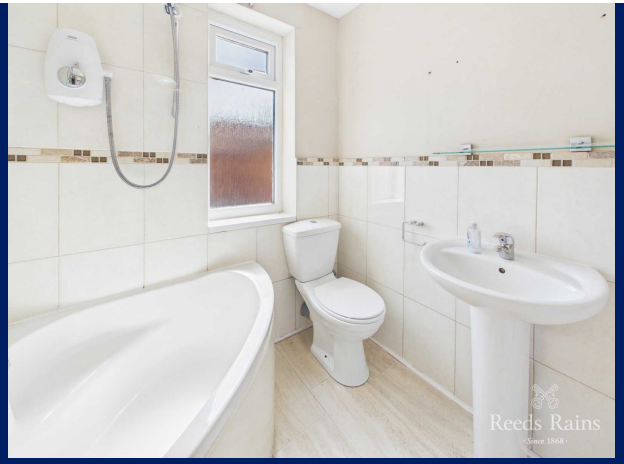


More spacious than you realise from the front, this characterful 1930's three bedroom bay fronted semi-detached home of some character is offered for sale with no forward chain.

Well cared for throughout, notable features include a gas central heating system complimented by uPVC double glazing and two solar panels installed on the rear roof which contribute towards hot water costs. The accommodation features a bay fronted lounge with the focal point being an electric suite with a log effect fire and decorative log store, a ground floor w.c., a fitted dining kitchen with a built-in oven & hob, a separate utility room and three first floor bedrooms served by a modern white bathroom with an over bath shower. A pull down ladder in the second bedroom accesses the converted loft, a very useful space that can be utilised as required - the choice of use would be yours. It is insulated, boarded and carpeted, has power/lights and a double glazed velux roof window.

Outside there is gated forecourt garden which is gravelled for easy maintenance. The enclosed and south facing patio garden is generous in size and enjoys hill views in the distance. Parking is via residents/visitor permits on Westgate.







- A 1930's Traditional Bay Fronted Home
- Three Bedrooms
- Converted Loft With A Velux Window
- Fitted Dining Kitchen With Integrated Appliances
- Separate Utility Room
- Ground Floor W.C
- Modern White Bathroom With Shower
- South Facing Enclosed Patio Garden/Permit Parking
- Solar Panels Contributing Towards The Hot Water
- No Forward Chain

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - B

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION
Ground Floor
Hall 15'5"x6 (4.7mx6)
Cloakroom/W.C 4'9"x2'6" (1.45mx0.76m)
Bay Fronted Lounge 12'3"x11'4" (3.73mx3.45m)
Fitted Dining Kitchen 13'x11'2" (3.96mx3.4m)
Utility Room 5'10"x5'10" (1.78mx1.78m)

First Floor
Landing 8'7"x2'10" (2.62mx0.86m)
Bay Fronted Bedroom 1 12'6"x11'2" (3.8mx3.4m)
Bedroom 2 8'10"x9'2" (2.7mx2.8m)
Loft Conversion 14'10"x13'11" (4.52mx4.24m)
Bedroom 3 6'11"x5'10" (2.1mx1.78m)
Family Bathroom 6'4"x5'10" (1.93mx1.78m)

OUTSIDE
Forecourt Garden
Patio 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
10-12, Market Place, Guisborough, Cleveland, TS14 6HF
T: 01287 636474 | E: 01287 636474 | W: reedsrains.co.uk

Reeds Rains