Docusign Envelope ID: E69BE3D2-961F-88F8-80F9-9E64CBD40A61







43 Eglinton Avenue, Guisborough, TS14 7BN.

reedsrains.co.uk

Asking Price: £299,999
Freehold

The Property Ombudsman

Reeds Rains

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FULLY DE-SHALED and situated in a highly desirable location off historic Belmangate, this EXTENDED Three Double Bedroom Link Detached Bungalow sits in a generous south facing plot with hill views in the distance.

The beautifully presented and well designed accommodation boasts a gas central heating system (a new Worcester combi boiler was installed three years ago carrying a 10 year warranty), uPVC double glazing, a recent electrical check with a new control board fitted, a welcoming rear facing lounge with patio doors to a generous sized conservatory, a new and well designed breakfast kitchen by Wren (fitted three years ago) with a built-in oven and hob, three bedrooms and a modern tiled white bathroom with a shower.

Outside there is a long driveway providing off road parking for multiple vehicles, an attached single garage and generous gardens, the rear is SOUTH FACING and enjoys views towards the hills. This is a lovely space to enjoy with the rear arranged over two levels with lawn, a patio, an abundance of mature planting including rose bushes.

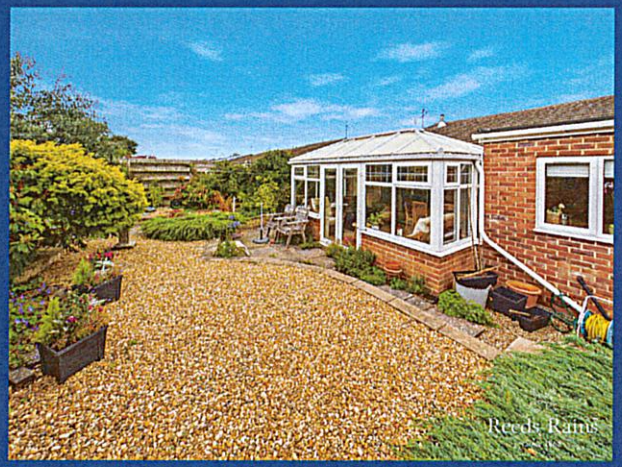
The location is well placed for access to Belmont Primary School, Guisborough Rugby Club, hill walks and the town centre itself with its wide range of amenities and services.

This property only truly reveals itself upon internal inspection so please call now to arrange your viewing. There is an added bonus - there is no forward chain.

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- Superb Three Bedroom Link Detached Bungalow
- Extended & Fully De-Shaled
- South Facing
- Conservatory
- Recent New Wren Fitted Breakfast Kitchen
- New Boiler 3 Years Ago (Under Warranty)
- Welcoming Rear Facing Lounge
- Electrical Check & New Control Board
- Beautifully Cared For
- No Forward Chain - Viewing Recommended

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Council Tax Band Band - D Council Tax Estimate £2,544

Conservation Area - No

Year Built : 1960's

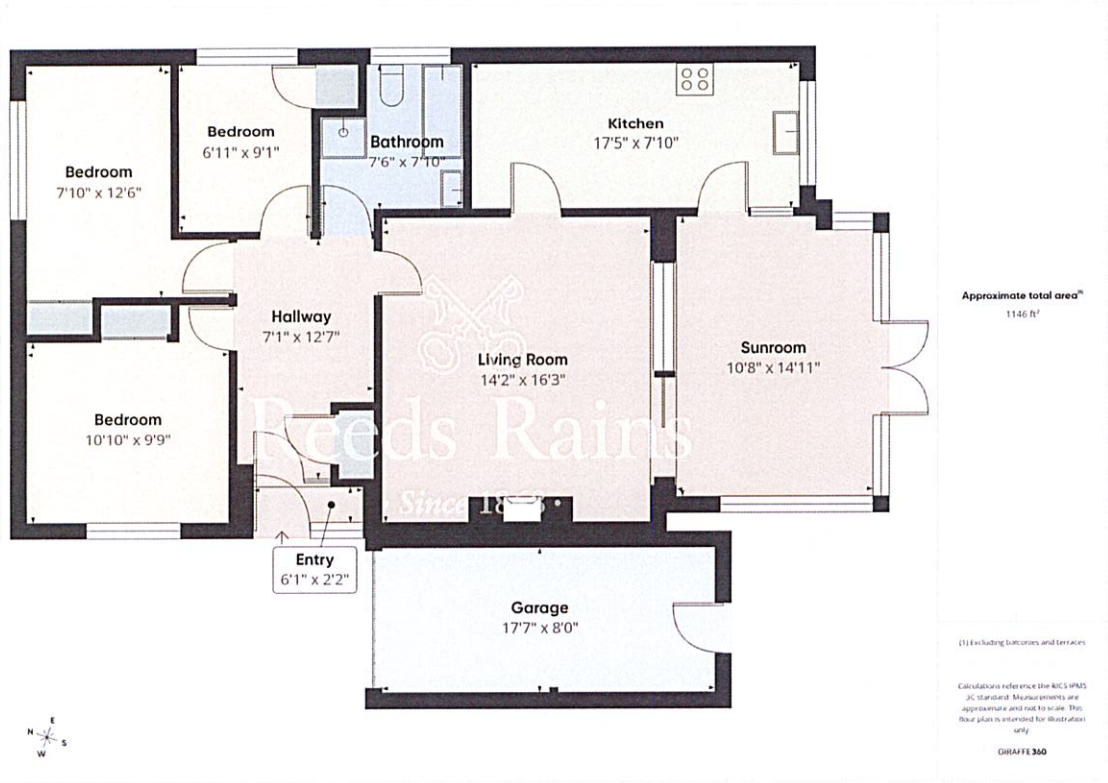
Flood Risk:

Rivers & Seas - Very low Surface Water - Medium

Double Glazing Throughout

Mains Utilities - Gas Central Heating

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ACCOMMODATION

Porch Entrance
6'1" x 2'2" (1.85m x 0.66m)
Reception Hallway
7'1" x 12'7" (2.16m x 3.84m)
Rear Facing Lounge
14'2" x 16'3" (4.32m x 4.95m)
Conservatory
10'8" x 14'11" (3.25m x 4.55m)
Smart Breakfast Kitchen
17'5" x 7'10" (5.3m x 2.4m)
Bedroom 1
10'10" x 9'9" (3.3m x 2.97m)
Bedroom 2
7'10" x 12'6" (2.4m x 3.8m)
Bedroom 3
6'11" x 9'1" (2.1m x 2.77m)
Fully Tiled Bathroom

EXTERNAL

Long Drive
Attached Single Garage
17'7" x 8' (5.36m x 2.44m)
Gardens

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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