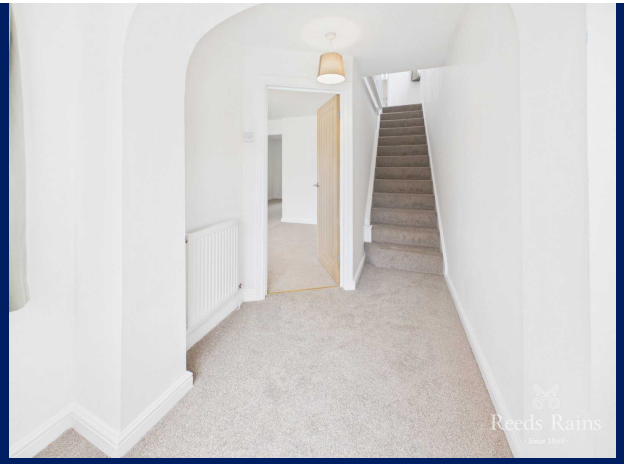






9 Kingfisher Drive, Guisborough, North Yorkshire, TS14 8HS

reedsrains.co.uk

Asking Price: £230,000
Freehold

The Property Ombudsman

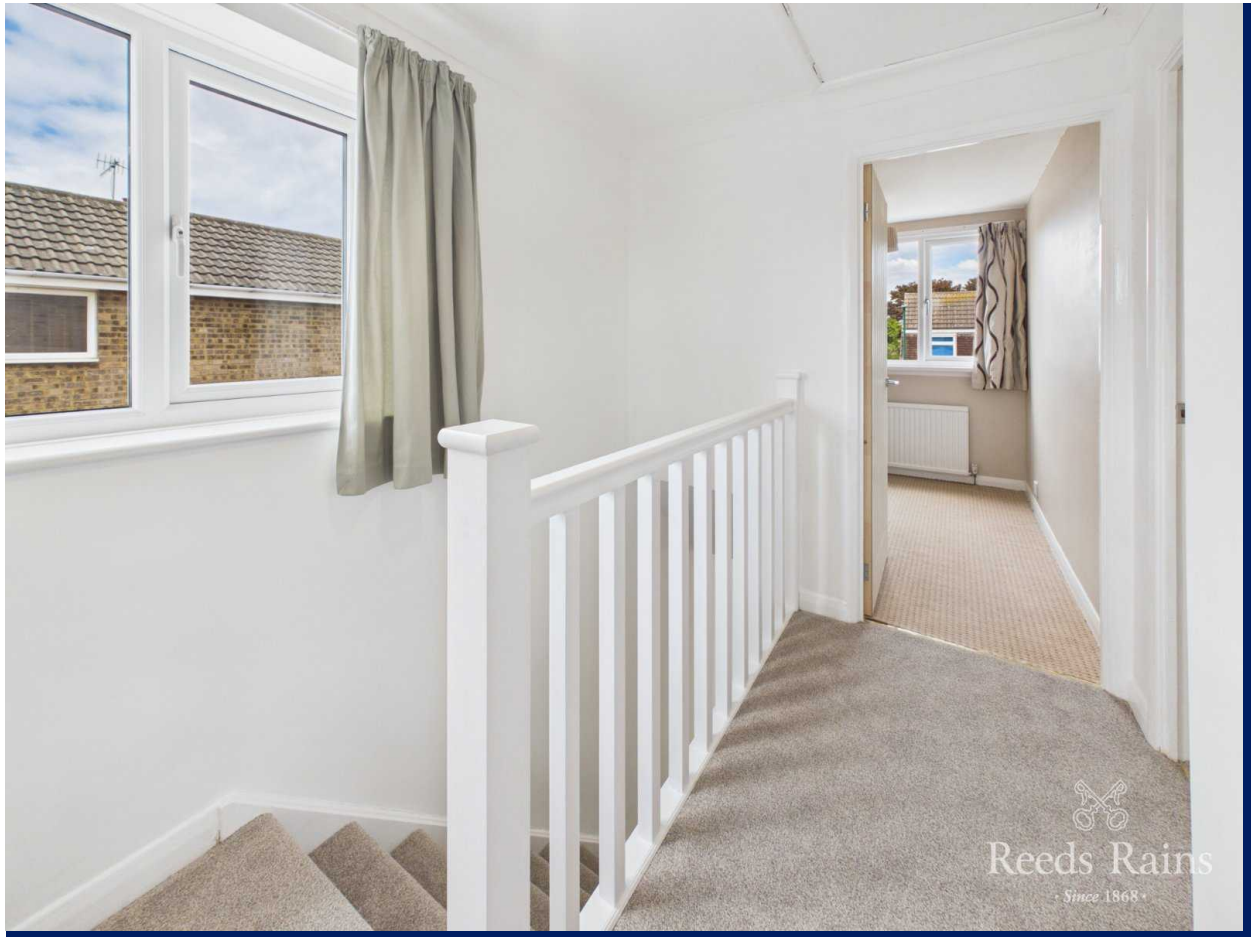
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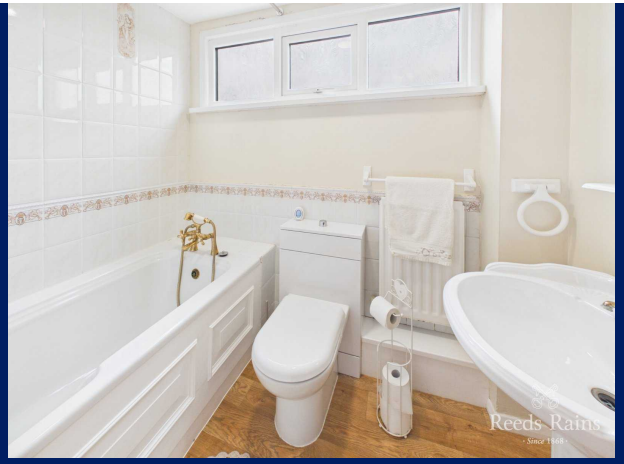






This outstanding Three Bedroom Semi-Detached House is ideal for a growing family with a single storey ground floor extension providing front to back living with a lounge, dining and office/playroom space with french doors to the rear garden.
It has been transformed since its recent de-shale with the house newly decorated and fitted with new and good quality floor coverings and carpets. it is ready to move into and enjoy straight away.
Other notable features include a HIVE controlled gas central heating system with a British Gas installed Worcester combi boiler new in 2023 (still under warranty and serviced annually), uPVC double glazing, some new radiators on the ground floor, an attractive and well equipped kitchen with a host of integrated appliances (fan assisted oven, electric hob, washer, dishwasher and undercounter fridge with a freezer box) and a modern white bathroom which serves the three bedrooms. An aluminium ladder accesses the loft space which has been boarded, insulated and carpeted making it a very useable space.
Outside a long driveway provides off road parking for multiple vehicles, and leads to a detached single garage with an electric roller door. The lawned gardens are well tended and stocked, the rear is enclosed and a lovely space to enjoy. With a view to outside maintenance, part of the exterior boasts visually appealing cladding, and roof's on the extension, garage and shed have been renewed.







- DE-SHALED Three Bedroom Semi-Detached House
- Undeniably Popular Galley Hill Location
- Single Storey Ground Floor EXTENSION
- Front To Back Living
- Attractively Fitted & Well Equipped Kitchen
- Modern First Floor Bathroom
- New Roof To Extension, Detached Garage & Shed
- New Floor Coverings, Carpets & Decor Throughout
- Potential To Extend (Subject To Consents)
- End Of Chain Situation

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - C

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION

Ground Floor
Hall 5'11"x11'4" (1.8mx3.45m)
Living Room 13'6"x13' (4.11mx3.96m)
Dining/Family Area 9'4"x10'10" (2.84mx3.3m)
Rear Snug/Playroom/Office 8'x6'2" (2.44mx1.88m)
Fitted Kitchen 7'2"x18'2" (2.18mx5.54m)

First Floor
Landing 7'3"x8'8" (2.2mx2.64m)
Bedroom 1 9'6"x12'9" (2.9mx3.89m)
Bedroom 2 9'2"x9'7" (2.8mx2.92m)
Bedroom 3 6'6"x6'4" (1.98mx1.93m)
House Bathroom 7'6"x6'3" (2.29mx1.9m)

EXTERNAL
Long Drive
Detached Single Garage
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

10-12, Market Place, Guisborough, Cleveland, TS14 6HF

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