

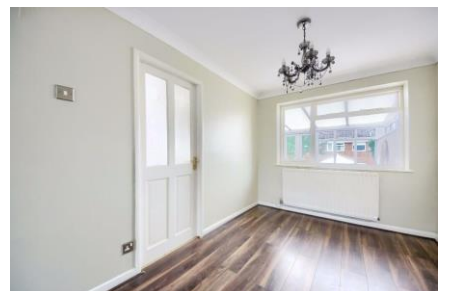


44 Hawkstone Close
Guisborough, TS14 7PE

£162,000



Energy Rating : D



44 Hawkstone Close

DESCRIPTION

Situated in a pleasant cul-de-sac with south facing views of the hills from the front elevation, this 1970's built Three Bedroom Semi-Detached House is offered at a reasonable price to reflect the need for some upgrading but benefits include gas central heating, uPVC double glazing, a lounge that opens to a dining room, conservatory and a bathroom with an over bath shower. Outside there is a two car driveway, gardens front and rear and a detached storage garage. The property is within easy reach of local facilities, bus services and Highcliffe Primary School. This is a simple chain free sale with immediate vacant possession.

Accommodation

Hallway

Lounge 13' 7" x 15' 8" (4.14m x 4.77m)

Staircase off to the first floor, single and double radiators, front aspect upvc double glazed bow window with south facing views of the hills. Fire surround with a marble inset and hearth and a coal effect electric fire. Arch to the dining room.

Dining Room 8' 2" x 10' 6" (2.49m x 3.20m)

Upvc double glazed window and radiator.

Kitchen 7' 4" x 10' 4" (2.23m x 3.15m)

Upvc double glazed window. Wall and base units with cupboards and drawers, wood effect worktops, stainless steel drainer and unit with a mixer tap and plumbing for an automatic washing machine. Door to the conservatory.

Conservatory 12' 8" x 10' 1" (3.86m x 3.07m)

Side access door and a further set of double doors to the garden.

First Floor

Landing

Upvc double glazed window and access to the loft space.

Bedroom 1 14' 11" x 8' 8" (4.54m x 2.64m)

South facing hill views from the upvc double glazed window. Radiator.

Bedroom 2 11' 8" x 9' 3" (3.55m x 2.82m)

Upvc double glazed window and radiator.

Bedroom 3 10' 0" x 6' 9" (3.05m x 2.06m)

Overstairs cupboard, hill views from the upvc double glazed window and radiator.

Bathroom 6' 5" x 6' 9" (1.95m x 2.06m)

White low flush wc, half pedestal wash hand basin and a roll top bath with side taps with an electric shower over and a curtain and rail. PVC panelled ceiling, walls are part tiled and a upvc double glazed window.

Externally

Driveway

Two car driveway which gives access to a detached single brick storage garage.

Gardens

44 Hawkstone Close

There are gardens to the front and rear, the front garden is lawned and set behind hedging and the rear garden is mainly laid to lawn,

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.