



**60 Eglinton Avenue**  
Guisborough, TS14 7BX

**£365,000**

**Energy Rating : D**



# 60 Eglinton Avenue

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## DESCRIPTION

With no onward chain and immediate vacant possession upon completion, this generously proportioned and visually appealing Four Double Bedroom Detached Family Home is ripe for remodelling and restyling if so desired (subject to the necessary permissions and consents). Situated in a long established and popular residential area accessed from either Belmangate or Enfield Chase, this incredibly family friendly property enjoys lovely south facing views from the front elevation towards the hills & woodland. Notable features include gas central heating, uPVC double glazing, a bow fronted welcoming lounge, with an arch to a dining area a fitted breakfast kitchen with built-in appliances and an internal study. For those requiring ground floor living, there is a double sized bedroom and shower room with a further three first floor bedrooms served by a family bathroom. Outside a block paved driveway provides car parking for potentially up to six cars and gives access to an attached double garage. The gardens are of a generous size and offer great potential. Neighbourhood shopping facilities are available on Enfield Chase and on Lauderdale Drive there is the highly regarded Belmont Primary School. The historic town centre lies approximately one mile away. The property is also well placed for access to the coast and the North Yorkshire Moors National Park. This is an exciting opportunity for buyers to acquire a family home of great potential so please call to arrange a viewing.

## Accommodation

### **L Shaped Reception Hallway** 13' 9" x 6' 11" (4.18m x 2.11m)

Shelved understairs cupboard, radiator and a upvc double glazed floor to ceiling window.

### **Lounge** 13' 9" x 17' 1" (4.19m x 5.21m)

Front aspect Georgian style upvc double glazed bow window, two radiators, stone fire place with adjacent plinths, coal effect electric fire and wooden mantles. Arch to the dining area.

### **Dining Area** 9' 3" x 11' 1" (2.81m x 3.39m)

Upvc double glazed Georgian style patio doors to the rear garden. Radiator.

### **Breakfast Kitchen** 21' 10" x 10' 0" (6.66m x 3.06m)

Please note an archway separates the breakfast area from the kitchen. Range of wall and base units with cupboards and drawers with laminate worktops. Built in eye level electric oven, built in gas hob, one and a half inset stainless steel drainer and unit with a mixer tap, chimney style extractor hood, cupboard housing the gas combination boiler, double radiator and two rear upvc double glazed windows and a composite rear door to the garden.

### **Shower Room with Utility Facilities** 9' 11" x 7' 9" (3.03m x 2.36m)

Upvc double glazed window, wash hand basin with vanity cupboards below and a low flush wc and bidet. Double length shower enclosure with a mixer shower with an additional Drench shower head. Plumbing for an automatic washing machine.

### **Internal Study** 6' 9" x 5' 1" (2.07m x 1.56m)

Fitted desktop, wall units and accessed via a connecting door from the hallway.

### **Bedroom 1** 10' 2" x 13' 4" (3.09m x 4.06m)

Built in wardrobes to one wall with sliding mirrored doors. Front aspect upvc double glazed picture window with south facing views towards the hills, fitted bedside cabinets and overbed cupboards.

## First Floor

### **Landing**

Built in storage cupboard and a upvc double glazed front aspect picture window.

### **Bedroom 2** 10' 1" x 10' 8" (3.07m x 3.26m)

Upvc double glazed window, radiator and two sets of built in double wardrobes.

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## **Bedroom 3** 13' 1" x 12' 11" (3.99m x 3.93m)

Upvc double glazed window, radiator, walk in closet (2.25m x 1.66m). Connecting door to bedroom 4.

## **Bedroom 4** 10' 8" x 10' 11" (3.26m x 3.34m)

Upvc double glazed window, radiator, two sets of built in wardrobes with sliding doors and an eaves access point,

## **Bathroom** 8' 6" x 5' 6" (2.59m x 1.68m)

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a panel bath. Tiled walls, chrome effect heated towel radiator, PVC ceiling with downlighting, upvc double glazed window and a tiled floor.

## **Externally**

The property occupies a substantial plot.

## **Driveway**

Driveway provides off road parking for multiple vehicles and gives access to an attached double garage.

## **Attached Double Garage**

Up and over door and power/electric lights.

## **Gardens**

The front garden offers a low maintenance option with gravel beds, established conifers and bushes. Two gated side entrances give access to the enclosed rear garden. The enclosed rear garden is of a generous size with lawn, shed, patio, established planting and a summer house.

## **Council Tax Band**

Council tax band:- E

## **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](mailto:guisborough@selectiv.co.uk)

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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.