



23 Park Lane

Guisborough, North Yorkshire, TS14 6LA

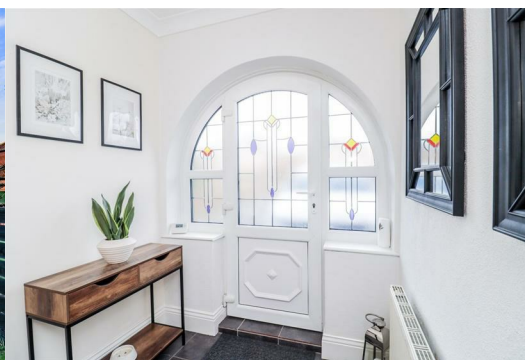
Offers in excess of £290,000



Are You Looking For A Home With An Annex, Ground Floor Bedroom/Bathroom? This Property Would Ideally Suit A Family With Teenagers Or Live In Parents. There Is Also The Option To Work From Home & Could Accommodate A Business Set Up Such As A Beauty Therapist, Nail Technician Or Hairdresser.

A Beautiful Extended Semi-Detached Home In A Popular Location. Spacious Throughout With Kitchen, Dining Room, Generous Lounge With French Doors To The Rear, Three Double Bedrooms With The Master Benefiting Fitted Wardrobes Along With A Dressing Area/Sun Room & Good-Sized Loft Room.

The Property Benefits From An Annex Comprising; Kitchen/Living Space, Double Bedroom & En-Suite Shower Room.



Location:

From The A171 At The Roundabout Take A Turn Onto Middlesbrough Road, Follow The Road & At The Traffic Lights Turn Left Onto Park Lane, The Property Sits On The Right-Hand Side.

- King George V Playing Field - 5 Minute Walk
- Chaloner Primary School - 3 Minute Drive
- Prior Pursglove College - 3 Minute Drive
- High Street, Shops & Pubs - 9 Minute Walk
- Sainsburys, Argos & Lidl - 3 Minute Drive
- The A171 Leads To Whitby & The East Coast - 30 Minute Drive

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

Entrance Door Leads To Dining Room, Lounge, Kitchen, Storage Cupboard & Staircase To First Floor.

Reception Room One

13'4" x 12'3" (4.08m x 3.75m)
Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

Reception Room Two

20'3" x 12'6" (6.19m x 3.82m)
Feature Fireplace, Radiator, uPVC Double Glazed French Doors To The Rear.

Kitchen

14'11" x 7'1" (4.56m x 2.16m)
Fitted With A Range Of Modern Base, Wall & Drawer Units, Worksurfaces Incorporating Stainless Sink Unit & Mixer Tap, Tiled Splashback, Built In Oven, Gas Hob With Overhead Extractor Fan, Integrated Fridge/Freezer, Space For Appliances, Radiator, uPVC Double Glazed Window & Door To Rear.

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

13'1" x 10'5" (4.01m x 3.19m)
Fitted Wardrobes, Radiator.

Dressing Room/Sun Room

14'11" x 6'11" (4.55m x 2.13m)
uPVC Double Glazed Windows.

Bedroom Two

14'3" x 10'6" (4.35m x 3.21m)
Fitted Wardrobes, Radiator, uPVC Double Glazed Bay Window.

Bedroom Three

6'11" x 7'1" (2.13m x 2.16m)
uPVC Double Glazed Window, Radiator.

Bathroom

7'3" x 6'4" (2.21m x 1.94m)
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath, W/C, Radiator, uPVC Double Glazed Window.

Loft Room (Pull Down Ladder)

Full Length With Carpets & Insulation, Skylight Window, Radiator.

Garage/Store Area

Storage Space Only.

Annex Accommodation Comprises:

Lounge/Kitchen

16'5" x 10'5" (5.02m x 3.19m)
Fitted With Base, Wall & Drawer Units, Worksurfaces Incorporating Stainless Steel Sink Unit & Mixer Tap, Space For Appliances, uPVC Double Glazed Windows & French Doors.

Ground Floor Bedroom

11'0" x 10'5" (3.37m x 3.19m)
uPVC Double Glazed Window, Radiator.

Ground Floor Shower Room

Fitted With A Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator, uPVC Double Glazed Window.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate £1,878

Disclaimer

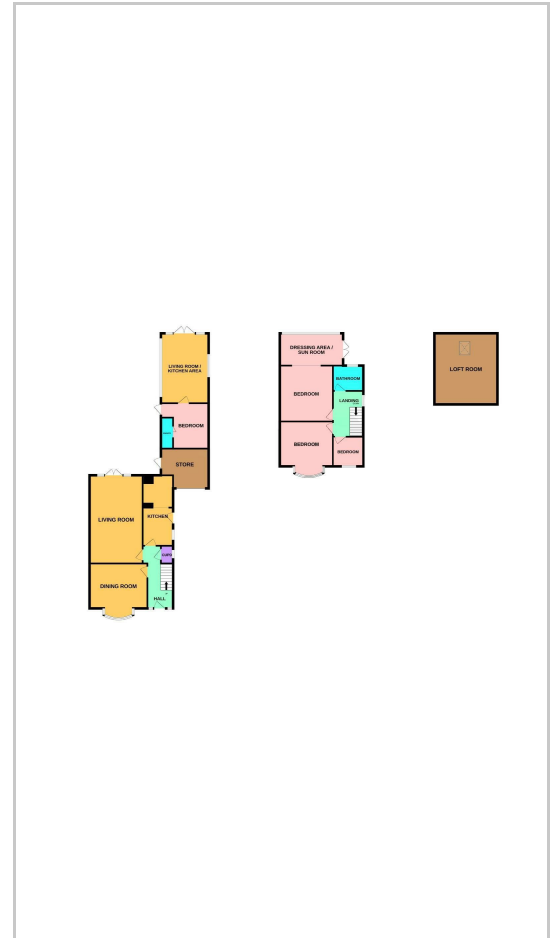
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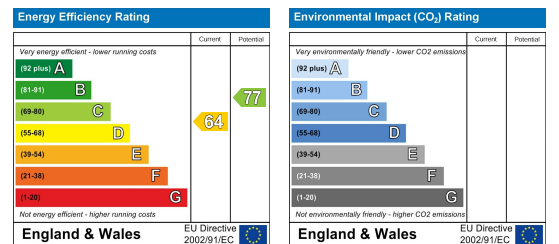
Area Map



Floor Plans



Energy Efficiency Graph



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