



Inglebys

Estate Agents



115 Enfield Chase

Guisborough, TS14 7LH

£240,000



Set in the popular residential street of Enfield Chase, Guisborough is this generously proportioned, three bedroom family home, ideally located close to Guisborough town centre, shops, local schools and woodland walks.

The ground floor features a welcoming, open-plan living and dining room, an extended kitchen and a bright sun room that opens directly onto the enclosed rear garden. The first floor provides three genuine double bedrooms along with a fitted family bathroom and separate WC.

The property also benefits from a paved driveway, providing off street parking for three cars and access to the integral garage.

With plenty of space throughout, lots of off street parking and it's enviable position, this practical Guisborough home is not to be missed. Call us today to arrange your viewing appointment.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band C
EPC Rating: D

Entrance Porch 5'10 x 3'7 (1.78m x 1.09m)
uPVC entrance door.
Double glazed, frosted window to the side aspect.
Ceramic tiled flooring.

Living Room / Dining Room 30'3 x 12'1 (9.22m x 3.68m)
Double glazed window to the front aspect.
Feature fireplace inset into the chimney breast with a slate hearth and an oak mantle.
Oak effect laminate flooring.
Sliding door to the first floor and door to the Kitchen.
Double glazed French doors, opening to the Sun Room.

Sun Room 8'11 x 8'7 (2.72m x 2.62m)
Double glazed throughout.
Exposed brick walls.
Ceramic tiled flooring.
Double glazed French doors, opening to the rear garden.

Kitchen 12'8 x 10'5 (3.86m x 3.18m)
Double glazed window to the rear aspect.
A range of high gloss, fitted wall and base units with solid granite roll top work surfaces and a matching island.
Stainless steel double sink with mixer tap.
Tiled splashbacks.
Plumbing for a washing machine and dishwasher.
Rangemaster dual fuel cooker with matching extractor hood.
Ceramic tiled flooring.
Partially glazed door, opening to the rear garden.

First Floor Landing
Double glazed, frosted window to the side aspect.

Bedroom One 11'11 x 10'7 (3.63m x 3.23m)
Double glazed window to the front aspect.

Bedroom Two 10'2 x 10'9 (3.10m x 3.28m)
Double glazed window to the rear aspect.

Bedroom Three 26'2"32'9" x 29'6"19'8" (8'10 x 9'6)
Double glazed window to the front aspect.

Bathroom 4'8 x 9'6 (1.42m x 2.90m)
Double glazed, frosted window to the side aspect.
A bathroom suite comprising of a panelled jacuzzi bath, a glass shower cubicle and a pedestal wash hand basin.
half tiled walls.
Wood effect vinyl flooring.

WC 2'10 x 5'11 (0.86m x 1.80m)
Double glazed, frosted window to the rear aspect.
Low level WC.
Wood effect vinyl flooring.

Garage
Integral garage with an up and over door.

Rear External
A private, enclosed garden, mainly laid to lawn with a selection of mature shrubs, trees and bushes.
Paved patio area.
Wooden pergola.
Gate leading to the front external.

Front External
The paved front driveway provides off street parking for three vehicles and access to the garage.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

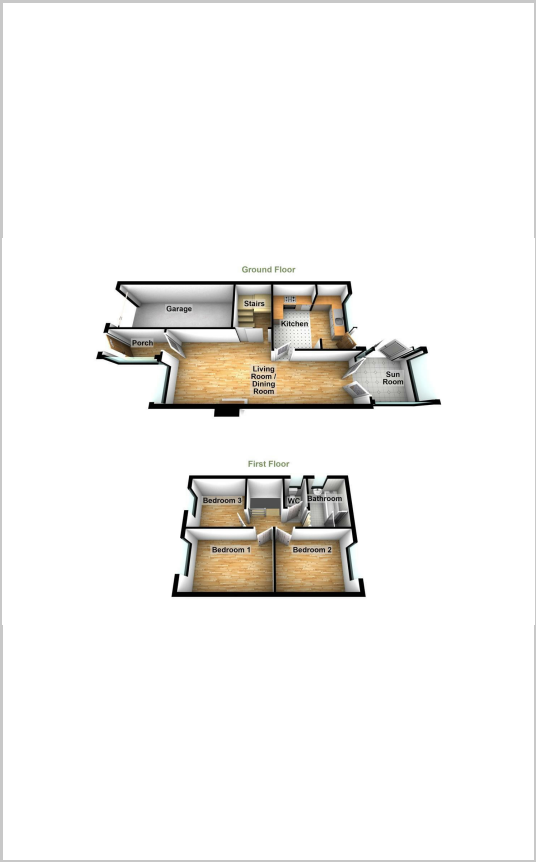
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Area Map



Floor Plans



Energy Efficiency Graph

