



Inglebys

Estate Agents



6 Crossbill Close

Guisborough, TS14 8NA

Offers Over £165,000



Situated in a modern development, a beautifully presented 3-bedroom family home offering spacious accommodation throughout.



Situated within the highly sought after Galley Hill Farm Development built by Taylor Wimpey, this fabulous 3-bedroom end-terraced property boasts an open-plan living & dining area, and ground-floor W/C. Complete with ample garden space and off-street parking, the property will make a perfect home for first-time buyers and growing families alike.

Tenure Details: Freehold.

Council Tax Band: C

EPC Rating: B

Entrance Hallway

Partially glazed composite entrance door.
Door to the ground floor Cloaks/WC
Staircase to the first floor.

Cloaks/WC

Double glazed, frosted window to the side aspect.
A modern, white suite comprising of a low level WC and a wash hand basin.
Laminate flooring.

Living Room/ Dining Room 14'2" x 14'1" (4.34m x 4.31m)

Double glazed French doors, opening to the rear garden.
Storage cupboard.

Kitchen 7'3" x 11'8" (2.21m x 3.58m)

Double glazed window to the front aspect.
A range of fitted wall and base units with laminate roll top work surfaces.
Stainless steel sink with mixer tap.
Plumbing for a washing machine
Wall mounted combi boiler.
Built-in oven with four burner gas hob and stainless steel splashback and cooker hood over.
Downlights to the ceiling.
Extractor fan.

First Floor Landing

Double glazed window to the front aspect.
Loft access hatch.

Bedroom One 13'3" x 7'8" (4.06m x 2.36m)

Double glazed window to the rear aspect.

Bedroom Two 11'7" x 7'8" (3.55m x 2.36m)

Double glazed window to the front aspect.

Bedroom Three 6'2" x 9'1" (1.90m x 2.77m)

Double glazed window to the rear aspect.

Family Bathroom

Double glazed, frosted window to the front aspect.
A modern, white suite comprising of a low level WC, wash hand basin and a panelled bath with shower over.
Glass shower screen.

External

To the front of the property is a driveway providing off street parking for two vehicles.

The South facing rear garden is mainly laid to lawn with a paved patio.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

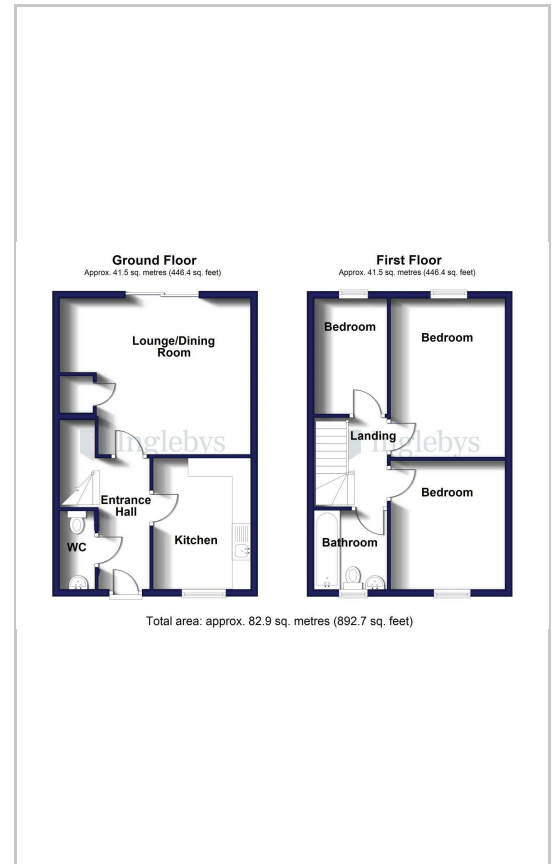
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.