



PH ESTATE AGENTS



## 26 Crossbill Close , Guisborough, TS14 8NA

£239,995



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current U K legislation, we are required to carry out AML checks on all buyers and

sellors. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## ENTRANCE HALLWAY

17'3" x 3'5" (5.26m x 1.04m)

Upon stepping through a charming pastel composite door, you are welcomed into a luminous hallway that serves as the gateway to the home's various spaces. This inviting corridor provides access to the reception room, dining room, kitchen, a convenient ground floor W/C, and the staircase leading to the first floor. The hallway is adorned in soft, neutral tones that create a serene atmosphere, complemented by a radiator that ensures warmth and comfort.

## RECEPTION ROOM

13'11" x 10'3" (4.24m x 3.12m)

Step into the inviting reception room, a charming space adorned with neutral decor that effortlessly complements its surroundings. Boasting wood flooring and tastefully neutral painted walls, this room offers ample space for family gatherings and memorable moments. Situated at the rear of the home, it features stylish uPVC French doors that open up to the serene rear garden. The room is also equipped with efficient central heating radiators, ensuring comfort throughout the seasons.

## DINING ROOM

10'0" x 8'5" (3.05m x 2.57m)

The dining room, elegantly positioned at the front of the property, offers ample space to accommodate a large dining table and additional smaller storage units. This inviting room is enhanced by a UPVC double-glazed window that floods the area with natural light, a radiator for cozy warmth, and stylish laminate wood flooring that adds a touch of sophistication.

## KITCHEN

9'6" x 9'8" (2.90m x 2.95m)

The kitchen is thoughtfully positioned at the rear of the property, adorned with light-colored wall, base, and drawer units that harmonize beautifully with the wood-effect countertops. These countertops complement the elegant flooring, creating a cohesive and inviting atmosphere. The room is bathed in natural light, courtesy of the UPVC double-glazed window, which enhances the bright and airy feel. The kitchen is well-equipped with a built-in electric oven, topped with a gas hob, ensuring a functional and stylish

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cooking space. Additionally, a sturdy composite door provides access to the picturesque garden, adding a touch of outdoor charm to the culinary experience.

### WC

3'6" x 8'5" (1.07m x 2.57m)

The downstairs WC features a stylish two-piece suite, consisting of a contemporary toilet and basin. It boasts the added comfort of a central heating radiator, ensuring warmth year-round. The walls are painted, complementing the wood flooring. Additionally, a small tile splash back behind the basin adds a touch of sophistication and practicality.

### LANDING

10'7" x 3'2" (3.23m x 0.97m)

The landing is adorned with a contemporary checked carpet that adds a touch of elegance to the space. A quaint UPVC double glazed window allows natural light to filter through, creating a bright and welcoming ambiance. From here, you can access the three spacious bedrooms, the well-appointed family bathroom, and the loft, all seamlessly connected to enhance the flow of the home.

### BEDROOM ONE

13'7" x 8'10" (4.14m x 2.69m)

The first bedroom, located at the front of the property, boasts a large UPVC double glazed window that allows an abundance of natural light to flood the space. The room is equipped with a modern radiator, ensuring a cozy and warm atmosphere throughout the colder months. This generously sized bedroom easily accommodates a double bed along with additional storage units, providing ample space for personal belongings. Adding to its allure, the room features its own private En-Suite, offering convenience and a touch of luxury.

### ENSUITE

6'9" x 2'5" (2.06m x 0.74m)

The En-Suite features an elegant three-piece suite, encompassing a sleek single step-in shower cubicle with a thermostat-controlled shower for

optimal comfort, a stylish hand basin for all your washing needs, and a modern low-level WC. Additionally, the room is enhanced with a polished chrome towel warmer, ensuring your towels stay toasty, and a frosted UPVC double-glazed window that allows natural light to filter in while maintaining your privacy.

### BEDROOM TWO

8'11" x 12'4" (2.72m x 3.76m)

The second bedroom is a generously sized double room located at the back of the property. It features a large UPVC double-glazed window that allows ample natural light to flood the space, a modern radiator for efficient heating, and a plush carpet that adds warmth and comfort underfoot.

### BEDROOM THREE

9'8" x 7'10" (2.95m x 2.39m)

The third bedroom, which is the smallest among the trio, has been cleverly repurposed as a walk-in wardrobe. Despite its compact size, this cozy room can comfortably accommodate a single bed along with smaller storage units. The space is enhanced by a UPVC double-glazed window that allows natural light to flood in, and a radiator that ensures warmth and comfort.

### FAMILY BATHROOM

6'9" x 6'4" (2.06m x 1.93m)

The family bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub, a sleek hand basin, and a convenient low-level W/C. The room's aesthetic is enhanced by partially tiled walls that add a touch of elegance. A frosted UPVC double-glazed window allows for privacy while letting in ample natural light. Additionally, the bathroom is equipped with a modern radiator, ensuring warmth and comfort.

### EXTERNAL

This stunning property features a spacious double driveway that leads to a single garage, complemented by a gravelled area designed for easy upkeep. At the rear, you'll find an expansive garden that includes a generously-sized patio area, perfect for entertaining guests. The patio is bordered by a charming dwarf wall and a sturdy fence, ensuring a high level of privacy for your outdoor gatherings.



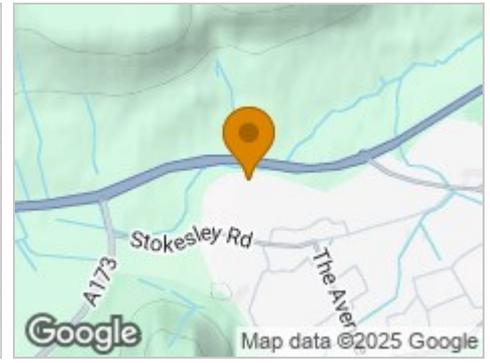
## Road Map



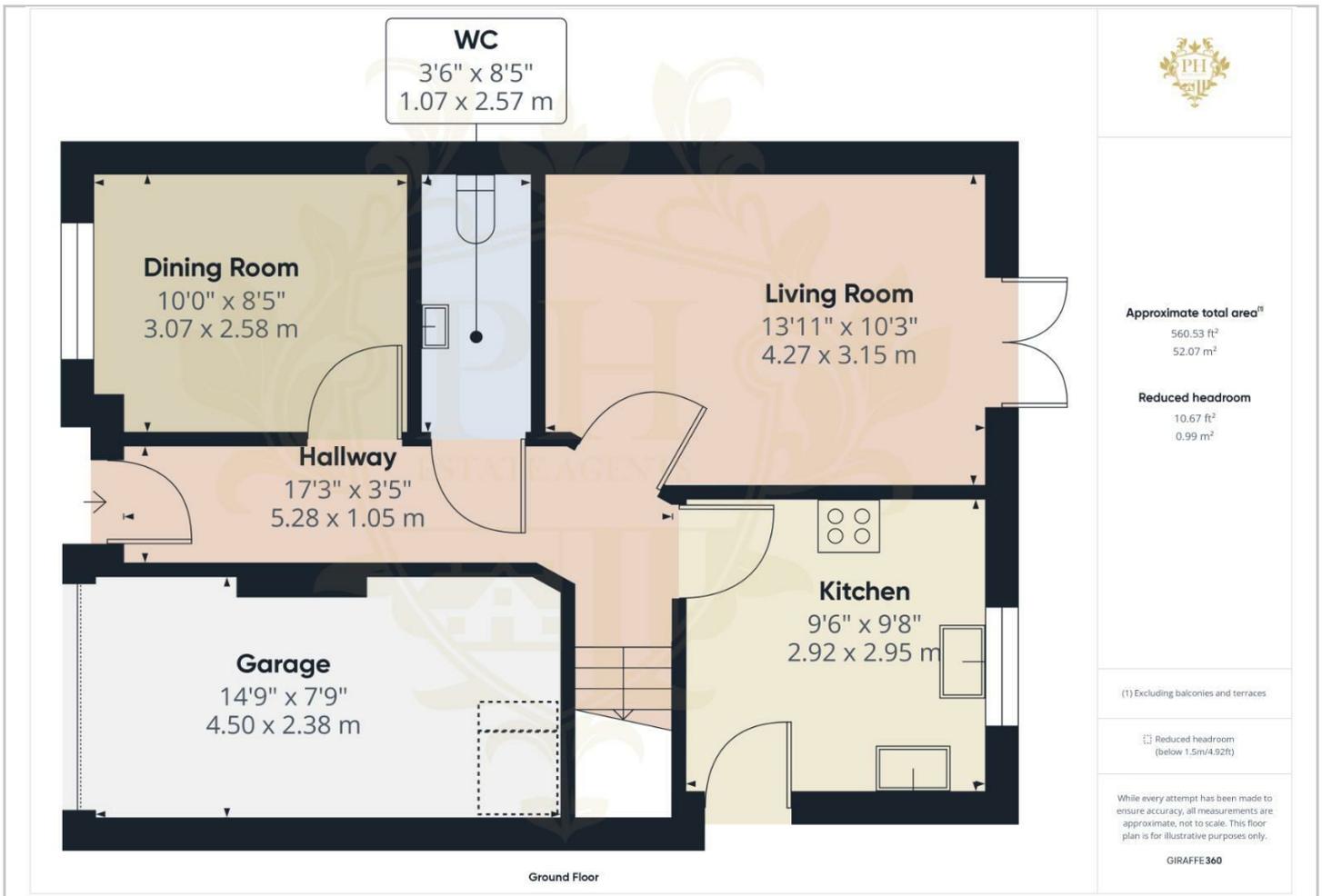
## Hybrid Map



## Terrain Map



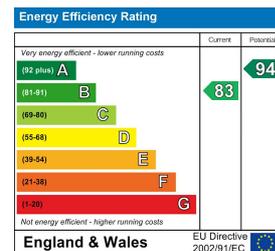
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.