

THAMES AVENUE, GUISBOROUGH, TS14 8AJ



- ▲ No Onward Chain
- ▲ A Spacious Four Bedroom Detached Bungalow
- ▲ Occupying a Fabulous Corner Plot Within This Sought After Area of Guisborough
- ▲ Modernised by the Current Owners
- ▲ Stunning Garden Room with Bi-Folding Doors to a Decked Veranda
- ▲ Spacious Bay Fronted Living Room with Multifuel Stove & French Doors into Side Garden
- ▲ Modern Fitted Kitchen
- ▲ Master Bedroom with Walk-In Wardrobe & Modern En-Suite Shower Room
- ▲ Modern Bathroom Facilities to Second Ground Floor Bedroom
- ▲ Separate WC located at end of the hallway & Utility Area
- ▲ Two First Floor Bedrooms
- ▲ Driveway to Single Garage
- ▲ Mature, Well Maintained Gardens to Front, Side & Rear Elevations
- ▲ Early Viewing Advised

£300,000

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**** No Onward Chain ****

61 Thames Avenue is a spacious four bedroom detached bungalow occupying a fabulous corner plot within this popular area of Guisborough and featuring mature gardens to the front, side and rear elevations and driveway to a single garage. Internally the accommodation briefly comprises an entrance hall, living room with multifuel burning stove and French doors to one of the side gardens, master bedroom with modern en-suite shower room and walk-in wardrobe, second bedroom with bathroom facilities, rear utility, separate WC at the end of the hallway, modern fitted kitchen with access to the garden and garden room with bi-folding doors to a decked veranda. To the first floor there are a further two bedrooms. We are anticipating a large amount of interest in this property so please call our newly opened Guisborough Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE PORCH

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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ENTRANCE HALL

With staircase to the first floor and laminate flooring.

SITTING ROOM - 5.36m to bay x 4.16m (17'7" to bay x 13'8")

With multifuel burning stove and French doors opening to the side garden.

MASTER BEDROOM - 3.63m x 3.5m (11'11" x 11'6")

With laminate flooring, bay window to the front elevation and built-in wardrobe.

EN-SUITE SHOWER ROOM

Modern suite comprising double walk-in shower enclosure, vanity style wash hand basin, low level WC, fully tiled walls and spotlighting.

WALK-IN WARDROBE

BEDROOM TWO - 2.7m x 2.84m (8'10" x 9'4")

With access to en-suite bathroom.



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EN-SUITE BATHROOM

Modern suite comprising P' shaped bath with shower over and screen, low level WC, vanity wash hand basin, built-in storage and shelving, spotlighting and chrome heated towel rail.

UTILITY - 1.88m x 1.68m (6'2" x 5'6")

With plumbing for washing machine.

KITCHEN - 4.32m (max) x 3.63m (14'2" (max) x 11'11")

With a range of modern fitted wall and floor units, central island with granite work surface, integrated dishwasher, wine cooler, double electric oven, gas hob, tiled splashbacks, concealed combination central heating boiler and French door access to the rear garden.

GARDEN ROOM - 4.34m x 2.46m (14'3" x 8'1")

With bi-folding doors opening to a decked veranda.

FIRST FLOOR

BEDROOM THREE - 3.58m (max) x 2.46m (11'9" (max) x 8'1")

BEDROOM FOUR - 3.58m x 2.03m (11'9" x 6'8")

With access to the loft area.

EXTERNALLY

PARKING & GARAGE

Externally a double width driveway leads to a single garage with up and over door.

GARDENS

Mature gardens to the front, side and rear elevations, all with their own access from the property.

AGENTS REF: - DP/LS/NUN230375/10052023

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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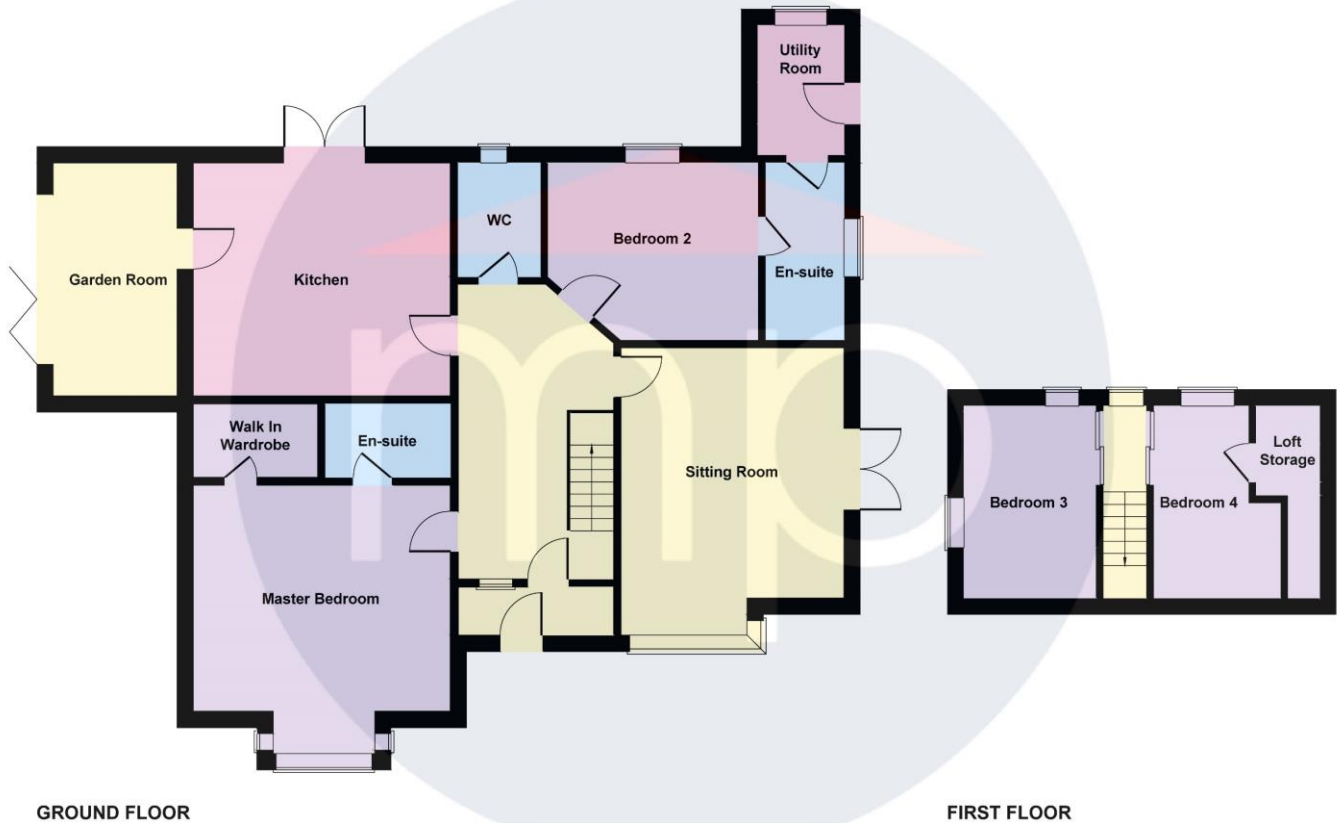
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A photograph of the Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display various property listings. The interior is lit up, and the overall scene is illuminated by the blue neon light.

Do you have a property you
need to sell
before you can buy?

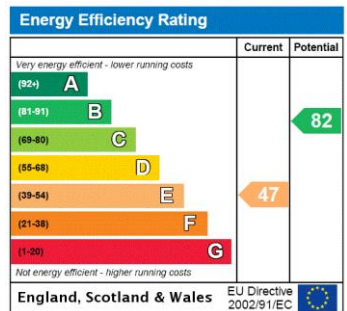
Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

Thames Avenue



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