

**FOR SALE**



**Fernie Road, Guisborough**

**4 Bedrooms, 1 Bathroom, Detached House**

**Offers Invited £290,000**

  
**MARTIN&CO**





## Fernie Road, Guisborough

4 Bedrooms, 1 Bathroom

Offers Invited £290,000

- No Forward Chain
- Detached
- Popular Hunters Hill Location
- Corner Plot
- Garage



FULL DESCRIPTION Martin & Co Guisborough is excited to present to the market this four bedroom detached property with NO FORWARD CHAIN. Situated on a large corner plot in the popular Hunters Hill area of Guisborough. Briefly comprising of entrance porch, hallway, lounge, diner, kitchen, conservatory, four bedrooms and bathroom. Externally the property benefits from a large corner plot with gardens to the front, side and landscaped rear garden. There is a garage with hard standing area currently housing a caravan and separate driveway to the rear. Viewing is essential to appreciate the size of this property, call 01287 631254.

### INTERNALLY

#### GROUND FLOOR

**PORCH** Composite entrance door, ceiling cornice and laminate flooring.

**HALLWAY** Ceiling cornice, laminate flooring, central heating radiator and door access to integral garage.

**LOUNGE** 14' 8" x 12' 11" (4.48m x 3.95m) To front aspect. Ceiling cornice, limestone fire surround incorporating gas fire, and uPVC bow window.

**DINING ROOM** 10' 7" x 10' 5" (3.24m x 3.20m) Ceiling cornice, two central heating radiators and sliding patio door leading to conservatory.

**KITCHEN** 10' 9" x 7' 1" (3.29m x 2.17m) To rear aspect. Range of wall, base and drawer units, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, 5 ring gas hob, double electric oven, integrated microwave, extractor hood, tiled flooring, uPVC window and uPVC door leading to rear garden.



**CONSERVATORY** 10' 11" x 9' 4" (3.33m x 2.85m)  
uPVC Conservatory. With central heating radiator,  
laminated flooring. French uPVC door to the rear garden.

**FIRST FLOOR**

**LANDING** With loft access hatch to boarded loft space  
via retractable ladder.

**BEDROOM** 15' 10" x 8' 10" (4.84m x 2.71m) To front  
and rear aspects. Ceiling cornice, laminated flooring, two  
central heating radiators and two uPVC windows.

**BATHROOM** Tiled bathroom with white suite  
comprising: WC, vanity wash hand basin with storage  
cupboard below, panelled bath with Mira shower over,  
bi fold glazed side screen, extractor fan light, inset  
lights, vinyl flooring and heated towel rail.

**BEDROOM** 11' 0" x 10' 3" (3.36m x 3.14m) To rear  
aspect. Ceiling cornice, central heating radiator,

laminated flooring and uPVC window.

**BEDROOM** 12' 11" x 10' 7" (3.96m x 3.25m) To front  
aspect. Ceiling cornice, fitted wardrobes, laundry  
cupboard, central heating radiator, laminated flooring  
and uPVC window.

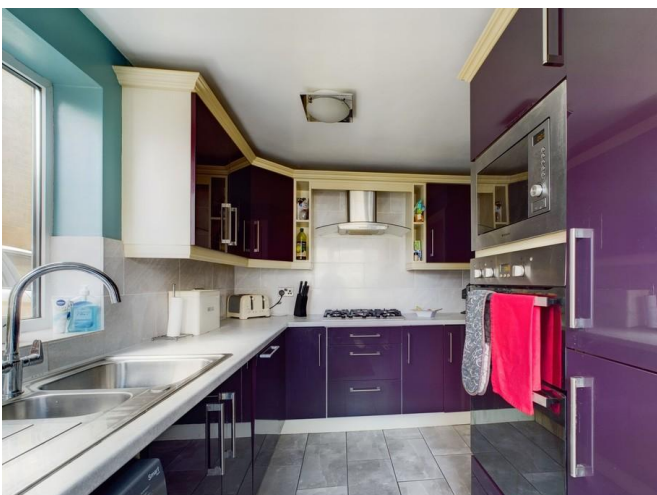
**BEDROOM** 9' 4" x 6' 9" (2.87m x 2.08m) To side  
aspect. Ceiling cornice, cupboard housing ideal gas  
central heating boiler, central heating radiator and  
uPVC window.

**EXTERNALLY**

**DRIVEWAY** Block paved driveway providing parking  
and access to hard standing area beyond within the  
rear garden.

**GARAGE** With up and over door, power and light.

**GARDENS** The property benefits from a spacious  
corner plot with front side and rear gardens. The front





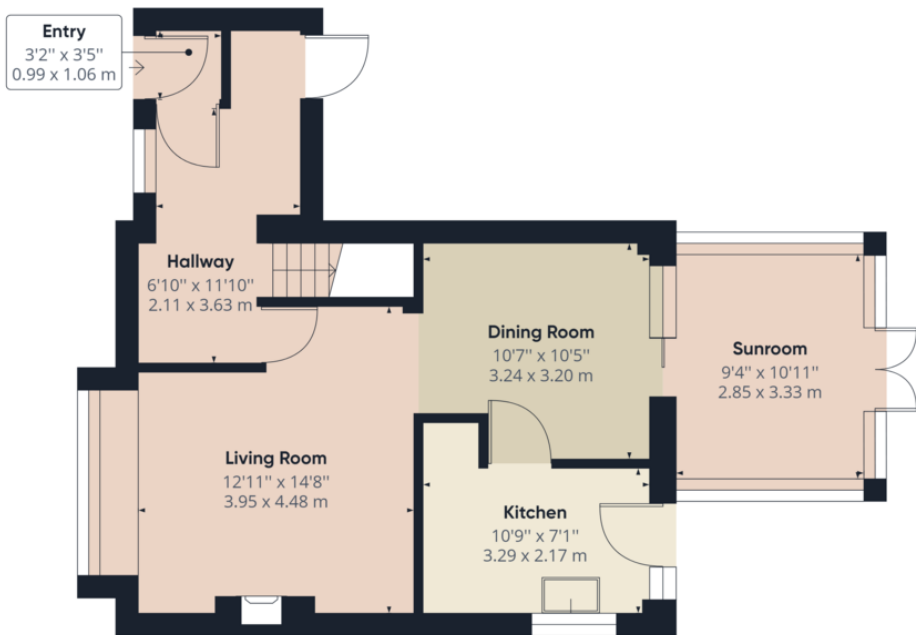
and side gardens are mainly laid to lawn with wall and hedge enclosure. The fence enclosed rear garden is paved for low maintenance. Cold water external tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		







Ground Floor

Approximate total area<sup>(1)</sup>

627.81 ft<sup>2</sup>  
58.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Guisborough

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# 01287 631254



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.