

**FOR SALE**



**Glendale, Guisborough**

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

**£320,000**

**MARTIN&CO**





## Glendale, Guisborough

4 Bedrooms, 1 Bathroom

**£320,000**

- Popular Pine Hills Development
- Quiet Cul de Sac Location
- Views of Guisborough Woods
- Open Plan Kitchen/Diner
- Good Size Lounge

FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this four bedroom detached property. Situated in the popular 'Pine Hill's Development' in Guisborough. Located in a quiet cul de sac with views overlooking Guisborough Woods and Highcliffe. Briefly comprising of: Entrance Hall, WC, Lounge, Kitchen with open plan dining area, conservatory, four first floor bedrooms and family bathroom. Complete with front and rear gardens, driveway and garage. Viewing is essential to appreciate the size and location of the property - call 01287 631254.

Ideal location for cyclists and walkers alike. Public right of way to Guisborough woods and walkway is a few minutes walk. Local shops, public transport and amenities close by.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, uPVC window, textured ceiling, central heating radiator, carpet flooring and stairs leading to the first floor.

**LOUNGE** To front & rear aspect. Ceiling cornice, textured ceiling, stone fire surround, carpet flooring, two double panelled central heating radiators and two uPVC windows.

**KITCHEN** To side aspect. Range of wall, base and drawer units, with under counter lighting and solid pine fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for fridge / freezer, freestanding electric cooker, space for washing machine and uPVC window.

**DINING AREA** To rear aspect. Ceiling cornice, textured







ceiling, carpet flooring, two double panelled central heating radiators, walk in understairs storage cupboard and uPVC door leading to garden and glazed double doors leading into conservatory.

**CONSERVATORY** With vinyl flooring and door to the rear garden.

**WC** White low level WC, vanity basin with cupboard under, tiled splash back, textured ceiling, central heating radiator, vinyl flooring and uPVC window.

## FIRST FLOOR

**LANDING** Carpet flooring and loft access hatch to part boarded loft space via retractable ladder.

**BEDROOM** To front aspect. Ceiling cornice, textured ceiling, fitted cupboard over stairs with shelves and concealed water tank, central heating radiator and uPVC window with views to Guisborough Woods.

**BEDROOM** To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

**BEDROOM** To rear aspect. Ceiling cornice, textured ceiling, central heating radiator, carpet flooring and uPVC window.

**BEDROOM** To front aspect. Ceiling cornice, textured ceiling, sliding wardrobes, central heating radiator and uPVC window.

**BATHROOM** Fully tiled. Coloured suite comprising: low level WC, pedestal wash hand basin, panelled bath with Mira mixer shower over, glazed bi-fold side screen, textured ceiling, vinyl flooring, central heating radiator and uPVC window.

## EXTERNALLY

**GARDENS** The front garden is mainly laid to lawn with bushes and plants. The spacious mature fence enclosed rear garden is partially laid to lawn with



attractive large flowerbeds containing a variety of trees, shrubs and herbaceous plants. The garden includes a small vegetable patch and decorative cold frame. Cold water external taps to side of house and bottom of garden.

DRIVEWAY Block paved drive providing off-road parking.

GARAGE With remote controlled up and over electric roller door, rear courtesy door, wall mounted gas central heating boiler, power and light.



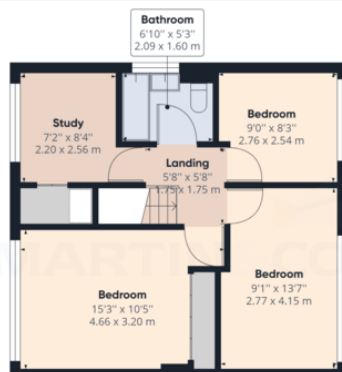
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1092.57 ft<sup>2</sup>  
101.50 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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**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.