

FOR SALE



Larch Road, Guisborough

3 Bedrooms, 1 Bathroom, End Terraced House

£130,000

MARTIN&CO



Larch Road, Guisborough

3 Bedrooms, 1 Bathroom

£130,000

- Ideal Investment Opportunity
- Great For First Time Buyers
- Lounge
- Kitchen Diner
- Three Bedrooms



FULL DESCRIPTION Martin and Co are delighted to welcome to the market this spacious **THREE** Bedroom Semi-Detached property, located on the popular Trees Estate. Briefly comprising; entrance hall, lounge, large open plan kitchen / diner, three bedroom's and a family bathroom. The property also benefits from having a driveway parking for up to 2 cars and a large garden. Please contact Martin and Co 01287 631 254

INTERNALLY

GROUND FLOOR

HALLWAY uPVC entrance door, central heating radiator, vinyl flooring and stairs leading to the first floor.

LOUNGE 15' 6" x 13' 1" (4.72m x 3.99m) To front aspect. Ceiling cornice, fire surround incorporating gas fire, carpeted flooring, central heating radiator, uPVC bay window and understairs cupboard.

DINING KITCHEN 16' 3" x 12' 7" (4.95m x 3.84m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, integrated matching wine rack, stainless steel inset sink unit with mixer tap, tiled splash backs, laminate work surfaces, extractor fan, space for cooker, space for washing machine, space for fridge freezer, wall mounted Vokera gas central heating boiler, vinyl flooring, central heating radiator, uPVC window and French doors leading to rear garden.

FIRST FLOOR

LANDING With uPVC window and loft access hatch.

BATHROOM Part tiled. White suite comprising: low level WC, pedestal wash hand basin, bath with tiled bath panel, tiled flooring, central heating radiator and



uPVC window.

BEDROOM 1 13' 8" x 8' 11" (4.17m x 2.72m) To rear aspect. Ceiling cornice, central heating radiator, carpet flooring and uPVC window.

BEDROOM 2 10' 10" x 8' 10" (3.3m x 2.69m) To front aspect. Ceiling cornice, sliding wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 3 10' 0" x 6' 10" (3.05m x 2.08m) To front aspect. Ceiling cornice, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

DRIVEWAY Providing parking for 2 cars.

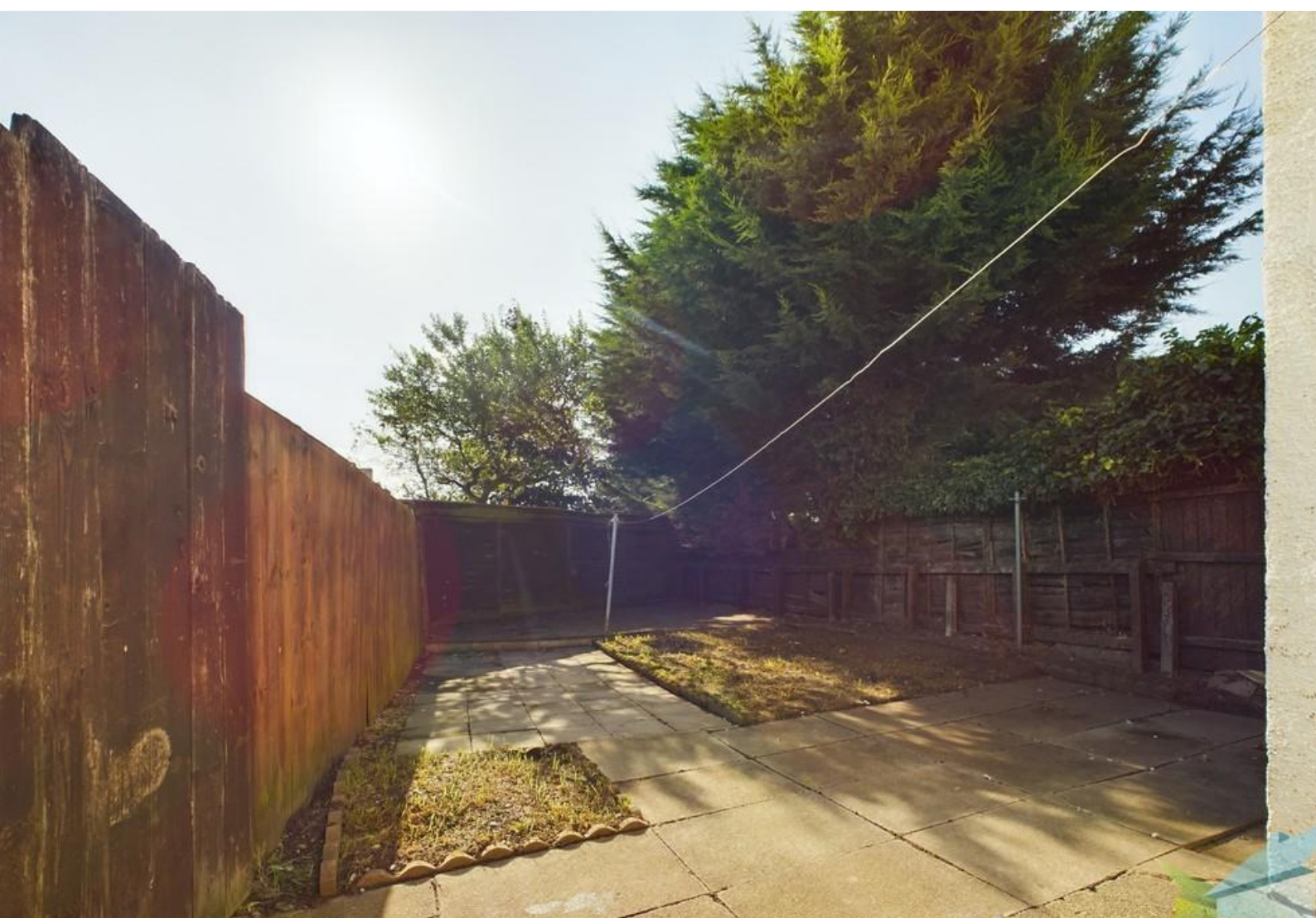
GARDENS The fence enclosed front garden is pebbled with concrete pathway. The fence enclosed rear garden with a paved patio area.

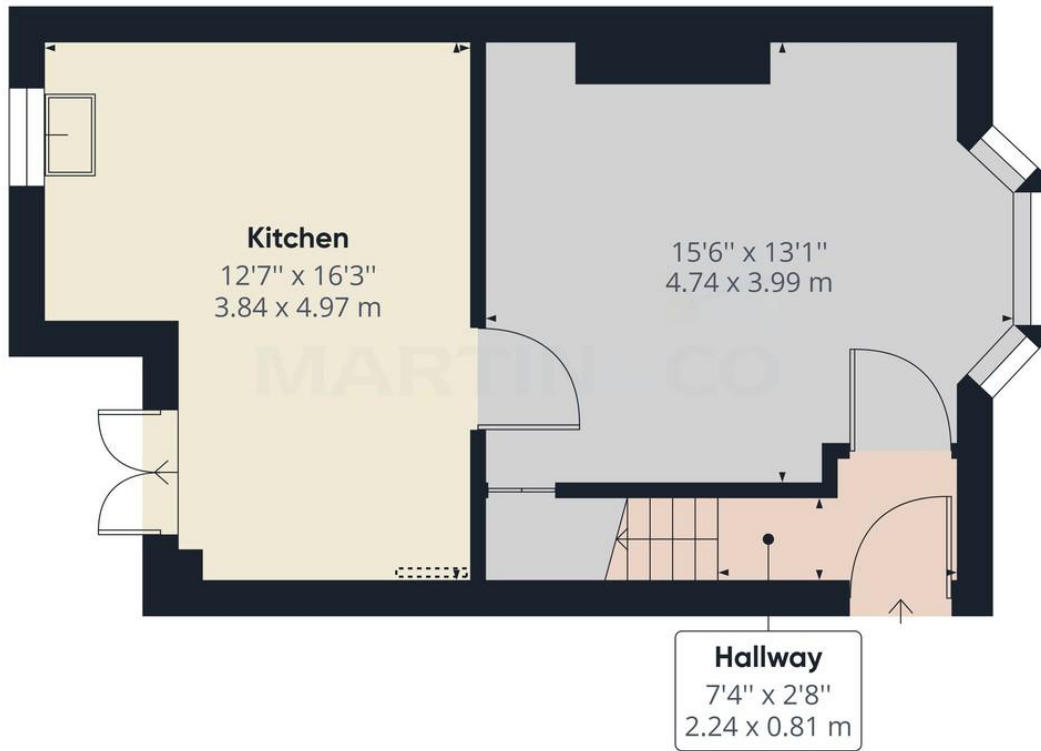




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	





Approximate total area⁽¹⁾

408.21 ft²
37.92 m²

Reduced headroom

0.76 ft²
0.07 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

01287 631254