

FOR SALE



Farndale Drive, Guisborough

4 Bedrooms, 1 Bathroom, Semi-Detached House

£270,000


MARTIN&CO



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4 Bedrooms, 1 Bathroom

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- Popular Pine Hills Development
- Views of Guisborough Woods
- Open Plan Kitchen/Diner
- Four Bedrooms
- Ground Floor WC

FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this great sized four bedroom semi-detached family home set within this sought after 'Pine Hill's Development' in Guisborough. There are views over to high cliff and Guisborough Woods. Close to local schools and amenities. The property briefly comprises of: Entrance Hall, WC, Lounge, Kitchen with open plan dining area, utility, 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. To arrange a viewing please call Martin & co 01287 631 254

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 Composite entrance door, dado, double panelled central heating radiator, carpet flooring and stairs leading to the first floor.

LOUNGE/DINER 23' 9" x 10' 4" (7.24m x 3.17m) To front & rear aspects. Ceiling cornice, textured ceiling, dado, wall mounted gas fire, carpet flooring, two double panelled central heating radiators and two uPVC windows.

KITCHEN/DINER 18' 9" x 11' 4" (5.74m x 3.47m) To front & rear aspects. Range of wall, base and drawer units with cream fascias, 1.5 stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, freestanding dual fuel oven, extractor hood, space for undercounter fridge, vinyl flooring to kitchen





area and carpet in dining area, double panelled central heating radiator, understairs storage cupboard and two uPVC windows.

UTILITY STORE 9' 1" x 6' 6" (2.77m x 1.99m) To front & rear aspects. Wood clad ceiling, wall units with light fascias, tiled flooring, space for fridge freezer, plumbing for washing machine. Composite door with uPVC window leading to front and wood single glazed door with single glazed window leading to rear garden.

CLOAKROOM Part tiled. Low level WC, Wash hand basin with cupboard under, textured ceiling, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With loft access hatch and carpet flooring.

BEDROOM ONE 15' 1" x 10' 5" (4.62m x 3.19m) To front aspect. Textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 8' 11" x 13' 7" (2.73m x 4.16m) To rear aspect. Textured ceiling, central heating radiator and uPVC window.

BEDROOM THREE 8' 11" x 8' 2" (2.74m x 2.51m) To rear aspect. Textured ceiling, central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath with mixer shower tap over, shower curtain, textured ceiling, vinyl flooring, central heating radiator and uPVC window.

BEDROOM FOUR 7' 2" x 8' 3" (2.20m x 2.52m) To front aspect. Textured ceiling, fitted cupboard over stairs housing hot water cylinder, central heating radiator and uPVC window.

EXTERNALLY



DRIVEWAY Providing off road parking.

GARAGE With up and over door, rear courtesy door, power and light and floor standing Ideal gas central heating boiler.

GARDENS The front garden is mainly laid to lawn. The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap.

PLEASE NOTE This property has a recent shale report completed and advises that the main house is satisfactory and is not subject to shale, however, the sulphate levels in the fill material in the garage are well above the level (1.20g/l) where sulphate attack would normally be considered a risk. The full report is available to view in the office, please enquire for more details.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		





Ground Floor

Approximate total area[®]
1076.69 ft²
100.03 m²



Floor 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

83 Westgate • • Guisborough • TS14 6AF

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

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 mpart 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.