

FOR SALE



Eglinton Avenue, Guisborough

2 Bedrooms, 1 Bathroom, Semi Detached Bungalow

£155,000

MARTIN&CO



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- No Onward Chain
- Recently Modernised
- Shower room
- Front & Rear Gardens
- Large Driveway



FULL DESCRIPTION Martin & Co Guisborough are delighted to bring to the market this **TWO BEDROOM** Semi Detached Bungalow, located in the popular Hunters Hill Area of Guisborough. With no forward chain and recently modernised throughout, this would make an ideal purchase for a retired couple looking to downsize. Briefly comprising of entrance hall, lounge, kitchen, shower room, two bedrooms, front and rear gardens, large driveway - ideal for parking a motor home or caravan and garage. Viewing Advised contact 01287 631254.

INTERNALLY

ENTRANCE HALL uPVC entrance door, ceiling cornice, central heating radiator, carpet flooring with coir mat, loft access hatch with ladder, part boarded and Main gas central heating boiler.

KITCHEN To front aspect. Range of wall, base and drawer units with white gloss fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, solid hot plate hob, electric oven, extractor hood, integrated fridge, integrated freezer, plumbing for washing machine, vinyl flooring, central heating radiator and uPVC window.

LOUNGE To front aspect. Ceiling cornice, wall mounted electric fire with pebble display, carpet flooring, central heating radiator and uPVC window.

BEDROOM 1 To rear aspect. Ceiling cornice, sliding fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 2 To rear aspect. Ceiling cornice, sliding fitted wardrobes, central heating radiator and uPVC window.



SHOWER ROOM Fully tiled walls. White suite comprising: low level WC, pedestal wash hand basin, glazed shower cubical with Triton shower over, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with raised brick borders. The fence enclosed rear garden is mainly laid to lawn with a paved pathway and raised brick border.

GARAGE With up and over door, power and light.

DRIVEWAY Large driveway providing off road parking for approximately 3-4 cars. Outside water tap and EV charging point.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area[#]
569.34 ft²
52.89 m²

(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.

GRAFFE360

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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.