

FOR SALE



Gloucester Road, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£120,000



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- Great For First Time Buyers
- Ideal Investment Opportunity
- Central Location
- Close to Amenities
- Lovely Walks Nearby

FULL DESCRIPTION Martin and Co are delighted to offer for sale this three bedroom terraced property. This is perfectly located with Highcliffe Primary School on your door step. Within a short distance of Guisborough Forest Walkway this property is also great for walkers too. Gas central heating and UPVC Double glazing throughout. Briefly comprising of Entrance hall, Living Room, Large kitchen/diner, three good sized bedrooms, bathroom and front & rear gardens.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, central heating radiator, laminate flooring and stairs leading to the first floor.

LIVING ROOM 15' 1" x 12' 5" (4.6m x 3.78m) To front rear aspect. Wall mounted electric fire, laminate flooring, double panelled central heating radiator and uPVC window.

DINING KITCHEN 15' 9" x 8' 9" (4.8m x 2.67m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl coloured inset sink unit, mixer tap, tiled splash backs, large pantry, laminate work surfaces, gas hob, electric oven, extractor hood, concealed wall mounted Alpha gas central heating boiler, vinyl flooring, central heating radiator, uPVC window and door leading to rear garden.

FIRST FLOOR

BEDROOM 1 15' 1" x 9' 3" (4.6m x 2.82m) To front aspect. Central heating radiator and uPVC window.

BEDROOM 2 9' 4" x 8' 9" (2.84m x 2.67m) To rear aspect. Central heating radiator and uPVC window.





BEDROOM 3' 7" 6" x 6' 4" (2.29m x 1.93m) To front aspect. Large over stair cupboard, central heating radiator and uPVC window.

and no warranty can be given or implied as to their working order. **

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, glazed side screen, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

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

PLEASE NOTE **Please note that any services, heating system or appliances have not been tested,





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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.

