

**FOR SALE**



**Berkley Drive, Guisborough**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£200,000**

**MARTIN&CO**



## Berkley Drive, Guisborough

3 Bedrooms, 1 Bathroom

**£200,000**

- Great For First Time Buyers
- Close to local amenities
- Sought after area
- Close to good local schools
- Large drive for multiple cars

**FULL DESCRIPTION** This spacious three-bedroom, semi-detached home boasts a large kitchen diner, perfect for hosting family meals or entertaining guests. Located in a sought after area, this property offers easy access to local amenities and excellent schools.

The bright and airy bedrooms provide ample space for a growing family or those in need of a home office. The open-plan layout of the kitchen diner makes it the heart of the home, with plenty of room for a dining table and chairs.

Situated in a desirable neighbourhood, this property is conveniently located close to shops, restaurants, and other local amenities. Residents will also benefit from being within close proximity to some of the best schools in the area, making it an ideal choice for families with young children.

Don't miss out on the opportunity to make this charming property your new home in this sought after location. Contact us today to schedule a viewing and see all that this fantastic property has to offer.

### GROUND FLOOR

#### INTERNALLY

**ENTRANCE LOBBY** uPVC entrance door, textured ceiling, Karndean flooring, door leading to living area.

**LIVING ROOM** 13' 9" x 14' 6" (4.21m x 4.42m) To front aspect. Textured ceiling, wall mounted electric fire, Karndean flooring, double panelled central heating radiator and large uPVC picture window.

**KITCHEN/DINER** 18' 2" x 14' 7" (5.54m x 4.46m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit,





mixer tap, tiled splash backs, laminate work surfaces, six ring gas hob with griddle plate option, electric double range style oven, extractor hood, integrated dishwasher, large understairs cupboard containing wall mounted Ideal gas central heating boiler, karndean flooring, inset lighting, double panelled central heating radiator, uPVC windows and door leading to the garden.

#### FIRST FLOOR

#### LANDING

**BEDROOM ONE** 13' 5" x 8' 4" (4.11m x 2.56m) To front aspect. With fitted wardrobes, central heating radiator and uPVC window.

**BEDROOM TWO** 9' 1" x 8' 3" (2.78m x 2.54m) To rear aspect. Textured ceiling, central heating radiator and uPVC window.

**BEDROOM THREE** 7' 6" x 5' 10" (2.31m x 1.80m) To

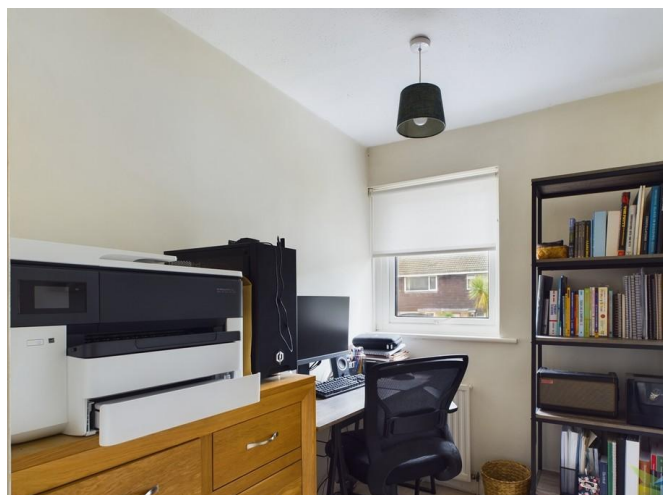
front aspect. Textured ceiling, central heating radiator and uPVC window.

**BATHROOM** Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath with Mira electric shower over, glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

**EXTERNALLY** Providing parking.

**GARAGE** 16' 9" x 9' 1" (5.12m x 2.77m) With up and over door, side courtesy door, power and light.

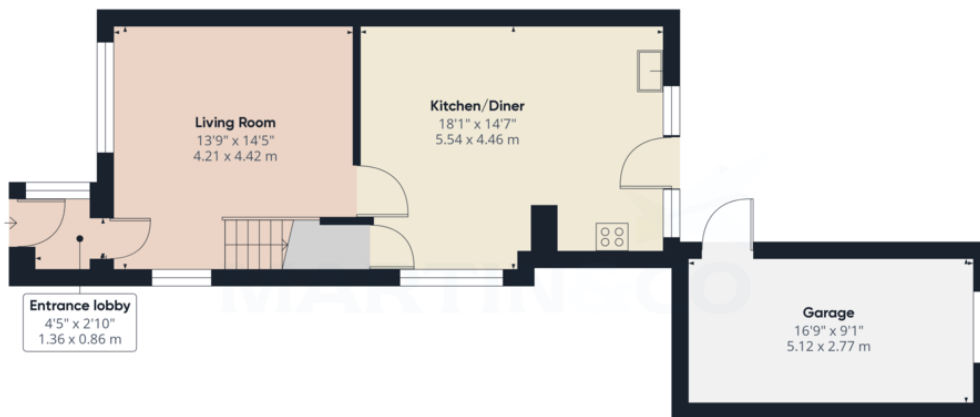
**GARDENS** The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with two paved patios one being raised and a variety of shrubs, bushes and plants. Cold water external tap.





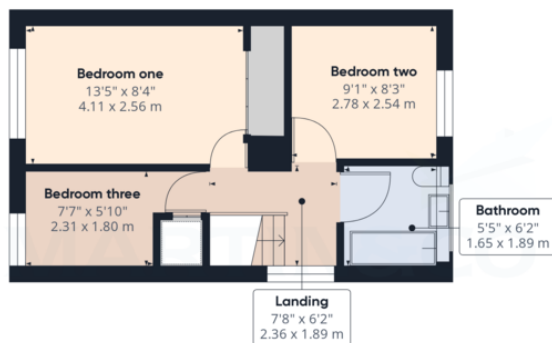
%epcGraph\_c\_1\_210%





Ground Floor

Approximate total area<sup>1)</sup>  
954.76 ft<sup>2</sup>  
88.7 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF  
T: 01287 631254 • E: Guisborough@martinco.com

# 01287 631254

<http://www.martinco.com>

**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.