

FOR SALE



Berkley Drive, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£190,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

£190,000

- 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. Wall mounted electric fire, Karndean flooring, two 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, colour inset sink unit, mixer



tap, tiled splash backs, granite work surfaces, 5 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, kamdean flooring, inset lighting, double panelled central heating radiator, uPVC windows and door leading to the garden.

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.

FIRST FLOOR

EXTERNALLY Providing parking.

LANDING

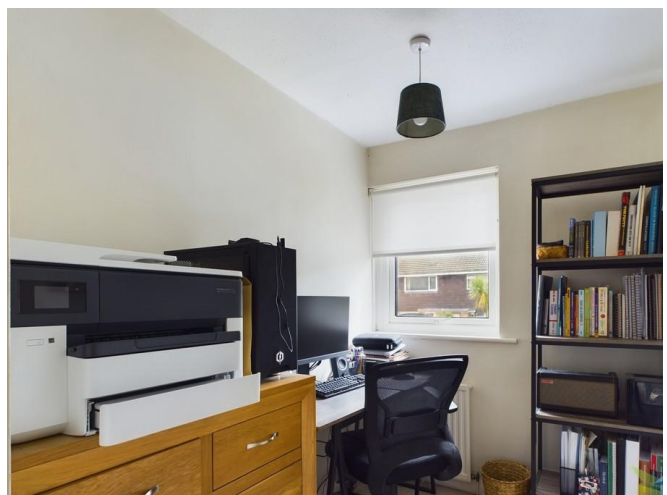
GARAGE 16' 9" x 9' 1" (5.12m x 2.77m) With up and over door, side courtesy door, power and light.

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

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.

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

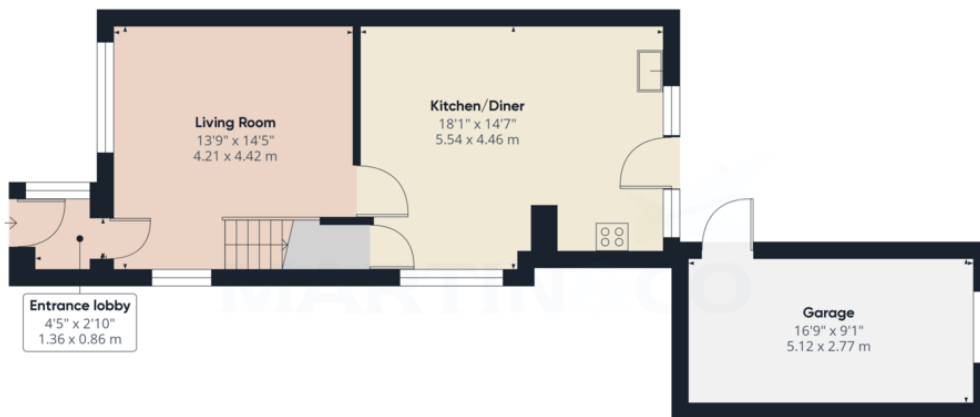
BEDROOM THREE 7' 6" x 5' 10" (2.31m x 1.80m) To front aspect. Textured ceiling, central heating radiator



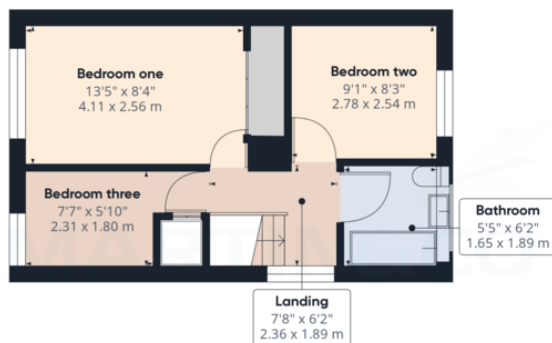


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

954.76 ft²
88.7 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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