

**FOR SALE**



**Peelers Court, Church Lane**

**3 Bedrooms, 2 Bathroom, Ground Floor Apartment**

**£190,000**



## Peelers Court, Church Lane

3 Bedrooms, 2 Bathroom

**£190,000**

- Close to Local Amenities
- Great For First Time Buyers
- Great Walks Close By
- Allocated Parking
- Close to Schools

**FULL DESCRIPTION** We are pleased to bring to the market this large three bedroom apartment in a characterful building previously the old police station. This is located a short walk from the town centre close to all the amenities. Local good schools, good transport links too. This ground floor apartment has ramp access too. Briefly comprises of: lounge, kitchen diner, bathroom, three bedrooms, primary bedroom with ensuite. This would also be a great investment or buy to let.

**COMMUNAL ENTRANCE** Wooden entrance door, storage heater, coir matting and carpet flooring, large cupboard containing electric meters and entrance to second communal area through the fire door.

**COMMUNAL HALLWAY** Entrance fire door, carpeted flooring with door leading to apartment.

### INTERNALLY

**ENTRANCE HALL** 19' 0" x 4' 9" (5.80m x 1.46m) Entrance door, storage cupboard, doors leading to all rooms, central heating radiator and carpet flooring.

**LOUNGE** 16' 9" x 13' 7" (5.13m x 4.16m) To front. Conglomerate fire surround incorporating electric fire carpet flooring, double panelled central heating radiator and two large uPVC windows.

**KITCHEN/DINER** 13' 8" x 13' 8" (4.19m x 4.18m) Rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge, freezer, integrated dishwasher, washing machine, tiled flooring, inset lighting and central heating radiator.





**BEDROOM 1** 12' 2" x 13' 8" (3.72m x 4.17m) To front. Door leading to ensuite, two fitted wardrobes, fitted vanity unit, central heating radiator and two large uPVC windows.

**ENSUITE** Fully tiled, white suite comprising: low level WC with push button flush, pedestal wash hand basin, large shower cubical with glass folding screen, tiled flooring and central heating radiator.

**BEDROOM 2** 15' 7" x 13' 9" (4.76m x 4.21m) To front. Fitted wardrobes, over bed storage and draw unit, central heating radiator and two uPVC window.

**BEDROOM 3** 8' 0" x 8' 0" (2.46m x 2.46m) Rear aspect. Central heating radiator and uPVC window.

**BATHROOM** Fully tiled, white suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with hand held shower, tiled flooring, storage cupboard containing wall mounted Baxi gas central heating boiler, central heating

radiator and uPVC window.

**EXTERNALLY** Carpark providing parking with allocated parking.

**GARAGE** With up and over door.

**CAR PARK** Providing parking.

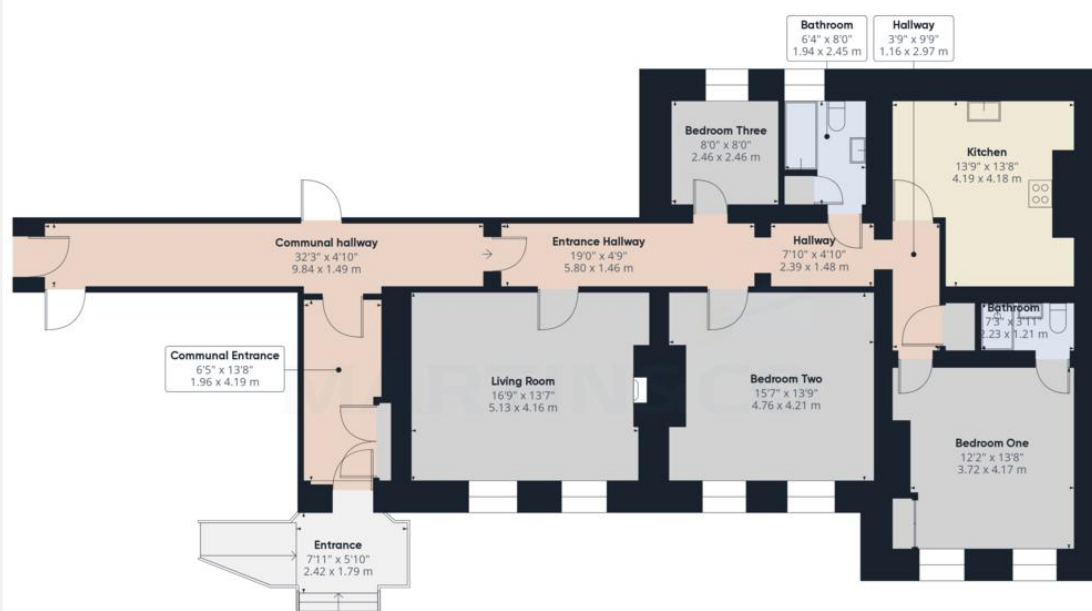
**PLEASE NOTE** The service charge on the property is £150.00 PM payable on the 1st each month.





%epcGraph\_c\_1\_210%




**Approximate total area<sup>(1)</sup>**

1362.49 ft<sup>2</sup>  
126.58 m<sup>2</sup>

**Balconies and terraces**

84.39 ft<sup>2</sup>  
7.84 m<sup>2</sup>

(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](mailto: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.