

FOR SALE



Ward Street, Moorsholm

3 Bedrooms, 1 Bathroom, Mid Terraced House

£170,000



Ward Street, Moorsholm

3 Bedrooms, 1 Bathroom

£170,000

- Great For First Time Buyers
- Beautiful Views
- Quiet Rural Location
- Well Presented
- Conservatory/sun room

FULL DESCRIPTION Charming Terraced Property with Stunning Views – A Perfect Rural Retreat

Nestled in a peaceful rural location, this delightful terraced property offers a unique blend of country living with modern comforts. Boasting three spacious bedrooms and two generous reception rooms, this home is perfect for families or those seeking extra space for relaxation and entertainment. The property is surrounded by breathtaking views of the countryside, providing a serene and picturesque backdrop every day.

With its combination of character, comfort, and stunning surroundings, this home presents a rare opportunity to embrace the charm of rural life, while still being within easy reach of local amenities. Don't miss the chance to experience this tranquil haven first hand – book your viewing today!

Call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE LOBBY/UTILITY/SUNROOM 6' 6" x 7' 9" (2.00m x 2.38m) uPVC entrance door, dado, carpeted flooring.

LOBBY uPVC entrance door, dado, carpeted flooring and doors leading to WC, Kitchen and Dining room.

WC Part clad. White low level WC with push button flush, pedestal wash hand basin and extractor.

KITCHEN 12' 1" x 7' 10" (3.70m x 2.41m) To front and side aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl stainless steel inset





sink unit, mixer tap, laminate splash backs, laminate work surfaces, plumbing for washer/dishwasher, extractor hood, laminate flooring and uPVC window.

LIVING ROOM 10' 6" x 15' 10" (3.22m x 4.83m) To rear aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating electric fire, carpeted flooring, electric storage heating and uPVC French doors leading to garden.

DINING ROOM 11' 5" x 13' 0" (3.49m x 3.98m) To front aspect. Ceiling cornice, textured ceiling, carpet flooring, electric heater and uPVC window.

FIRST FLOOR

LANDING Loft access hatch to part boarded loft space.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, separate Mira shower cubical with glazed side screens, textured ceiling, extractor,

laminate flooring, electric wall heater and uPVC window.

BEDROOM 12' 6" x 8' 3" (3.82m x 2.53m) To rear aspect. Storage heater and uPVC window.

BEDROOM TWO 12' 4" x 7' 2" (3.78m x 2.20m) To rear aspect. Ceiling cornice, electric heater and uPVC window.

BEDROOM THREE 9' 8" x 11' 1" (2.95m x 3.38m) To front aspect. Electric heater and uPVC window.

EXTERNALLY

GARDEN The front garden is concrete with seating area and pots. The fence enclosed rear garden has large border planting with a paved patio and a variety of shrubs, bushes and plants with beautiful views.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		





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 m 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.