

**FOR SALE**



**Hedley Street, Guisborough**

**2 Bedrooms, 2 Bathroom, Mid Terraced House**

**£130,000**

  
**MARTIN&CO**



## Hedley Street, Guisborough

2 Bedrooms, 2 Bathroom

**£130,000**

- Great For First Time Buyers
- Ideal Investment Property
- Close to Good Local Schools
- Close To Amenities
- Ready To Move In

### FULL DESCRIPTION A Beautifully Presented Two-Bedroom Home with Great Features

Welcome to this stunning and immaculately presented two-bedroom, two-bathroom home, designed for comfort and convenience. Located in a sought-after area, this property is just moments away from local amenities, offering easy access to everything you need.

Inside, the home is filled with natural light, creating a warm and welcoming atmosphere. The spacious living areas are complemented by thoughtful details throughout. The master bedroom offers plenty of space, while the second bedroom is equally inviting.

The two bathrooms are beautifully designed, with one featuring Jack & Jill doors for added convenience and functionality. Whether you're relaxing after a busy day or hosting guests, this home offers the perfect balance of comfort and style.

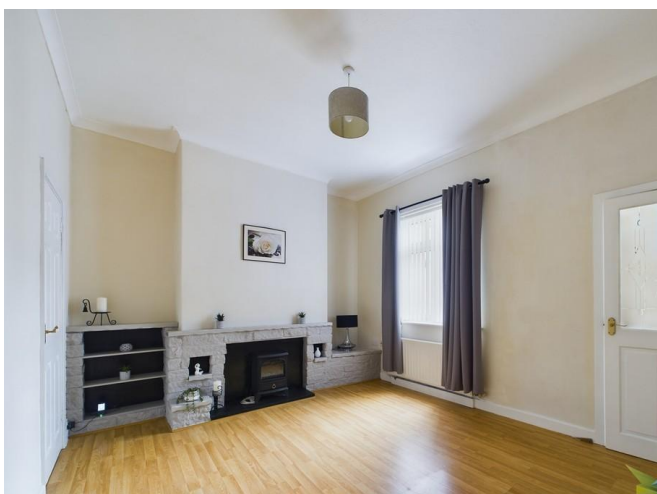
Enjoy the added benefit of being close to shops, restaurants, and public transport, making daily life a breeze. This exceptional home is perfect for anyone looking for a stylish, low-maintenance property with everything at your doorstep.

Don't miss the chance to view this delightful home - it could be your perfect fit! Call Martin & Co 01287 631254

### GROUND FLOOR

#### INTERNALLY

**ENTRANCE VESTIBULE** uPVC entrance door, textured ceiling and laminate flooring.







**ENTRANCE HALL** Textured ceiling, central heating radiator, laminate flooring and stairs leading to the first floor.

**LOUNGE** To front aspect. Ceiling cornice, textured ceiling, wooden fire surround with marble hearth and back panel, incorporating cast iron gas fire, laminate flooring, double panelled central heating radiator and uPVC bay window.

**DINING ROOM** Ceiling cornice, textured ceiling, stone fire surround with electric freestanding stove, laminate flooring, double panelled central heating radiator, large understairs storage cupboard and uPVC window.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for freestanding oven, concealed wall mounted Baxi gas central heating boiler, laminate flooring and uPVC window.

**INNER LOBBY** uPVC entrance door leading to rear yard and laminate flooring.

**SHOWER ROOM** To rear aspect. Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, large shower cubical with shower over, extractor, vinyl flooring, central heating radiator and uPVC window.

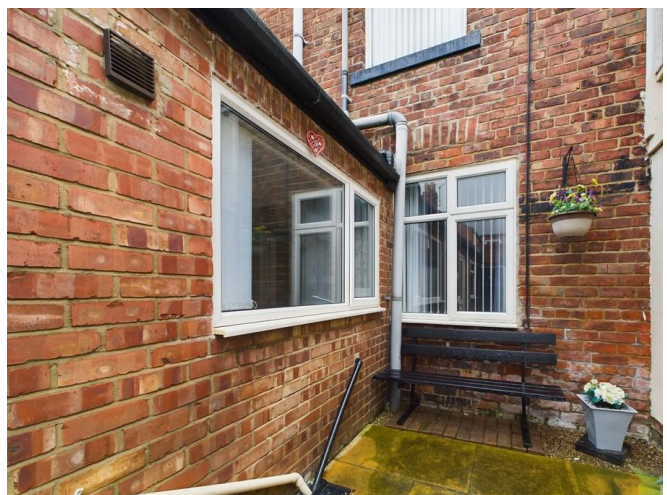
## FIRST FLOOR

**LANDING** With carpet flooring.

**BEDROOM ONE** To front aspect. Textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM TWO** To rear aspect. Textured ceiling, central heating radiator and uPVC window.

**JACK & JILL ENSUITE** Part tiled. White suite comprising: low level WC with push button flush,



pedestal wash hand basin, panelled bath with mixer shower over, textured ceiling, extractor, painted wood flooring and heated towel rail.

#### EXTERNALLY

**COURT YARD** Paved rear yard with gated access to rear alley and large shed.

**PARKING** On street permit parking.



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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 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.