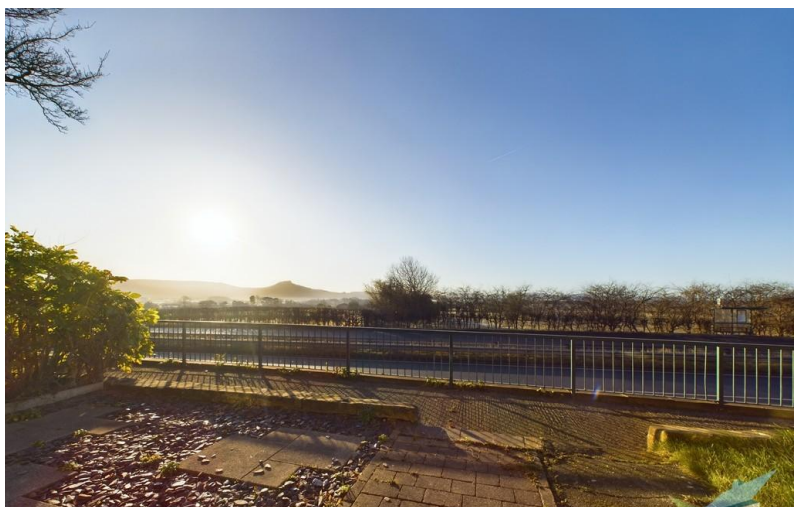


FOR SALE



Upsall Cottages, Middlesbrough Road

2 Bedrooms, 1 Bathroom, Mid Terraced House

£180,000



Upsall Cottages, Middlesbrough Road

2 Bedrooms, 1 Bathroom

£180,000

- Vacant Possession
- Stunning Views of Roseberry Topping and Beyond
- Large Open Plan Kitchen/Diner
- Great For First Time Buyers
- Good Transport Links



FULL DESCRIPTION Martin & Co would like to welcome to the market this deceptive home, that offers more space than meets the eye, featuring a large shared garden with beautiful views, perfect for relaxing or enjoying great walks. It's ready to move in, providing an easy transition for the new owners. Plus, there's parking to the rear, adding convenience and practicality. With excellent public transport links nearby, getting around is a breeze.

Call Martin & Co on 01287 631254 to arrange your viewing. Don't miss the opportunity to make this your perfect home.

INTERNALLY

GROUND FLOOR

LOUNGE 16' 7" x 13' 1" (5.06m x 3.99m) To front aspect. Composite entrance door, inset wall mounted electric fire, carpet flooring, double panelled central heating radiator, uPVC window with stunning views of Roseberry Topping and glazed double door leading to dining room.

KITCHEN/DINER 17' 3" x 12' 10" (5.26m x 3.91m) Dining Room with carpet flooring, under stairs pantry cupboard and open plan kitchen. Leading on from the dining room is an open plan kitchen overlooking the rear yard. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, stainless steel extractor hood, plumbing for dishwasher, vinyl flooring, inset lighting, double panelled central heating radiator and uPVC window.

INNER HALL 4' 2" x 3' 4" (1.27m x 1.02m) With traditional decor trim walls, carpet flooring, opening to Utility Room and stairs leading to the first floor.



UTILITY ROOM 10' 4" x 6' 5" (3.15m x 1.96m) To rear aspect. Range of wall and base units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, plumbing for washing machine, space for fridge freezer double panelled central heating radiator, extractor fan, laminate flooring, loft access hatch, uPVC window and uPVC door leading to rear yard.

FIRST FLOOR

LANDING With loft access hatch to part boarded loft space and doors leading to rooms.

BEDROOM ONE 10' 8" x 12' 11" (3.27m x 3.96m) To front aspect. Fitted wardrobes, central heating radiator and uPVC window with beautiful views to Roseberry Topping.

BEDROOM TWO 11' 5" x 11' 6" (3.50m x 3.51m) To rear aspect. Fitted wardrobes, central heating radiator

and uPVC window overlooking the gardens.

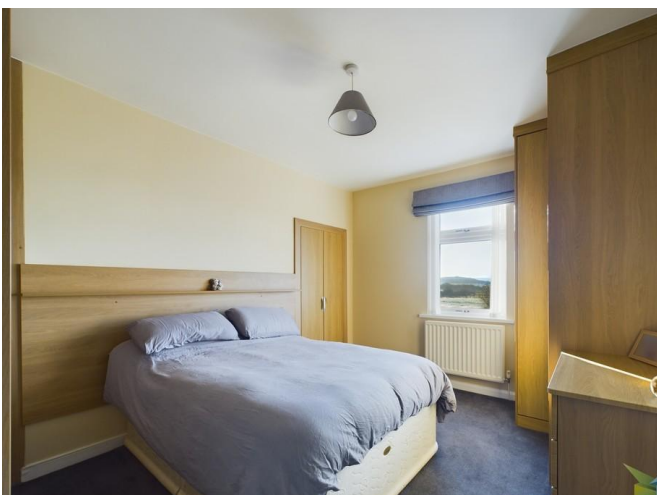
BATHROOM 8' 2" x 5' 5" (2.49m x 1.65m) Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, large walk in shower with glass panel, extractor, tiled flooring and heated towel rail.

EXTERNALLY

FRONT GARDEN The front garden has a paved pathway and is mainly pebbled. Stunning view from the front door across the fields towards Roseberry Topping.

REAR YARD The enclosed walled and gated enclosed rear yard has a low maintenance concrete floor with door leading to storage room. Cold water external tap.

DRIVEWAY AND PARKING Beyond the rear yard there is vehicular access to the driveway and parking areas, specifically for the residents of this block of nine properties to enjoy. This is also the location of the oil



tank for the central heating.

COMMUNAL GARDEN In addition to the residence and yard areas, this plot has the additional benefit of a 12.5% shared ownership of the communal garden to the rear along with additional field. (we believe this area to be approximately 2.75 acres in total). This is a hedge and tree lined rear garden is mainly laid to lawn with a variety of shrubs, bushes, trees and plants. Alongside is an additional field which is currently used by the residents for beekeeping.

Please contact the office for further details. Martin & Co 01287 631254



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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 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.