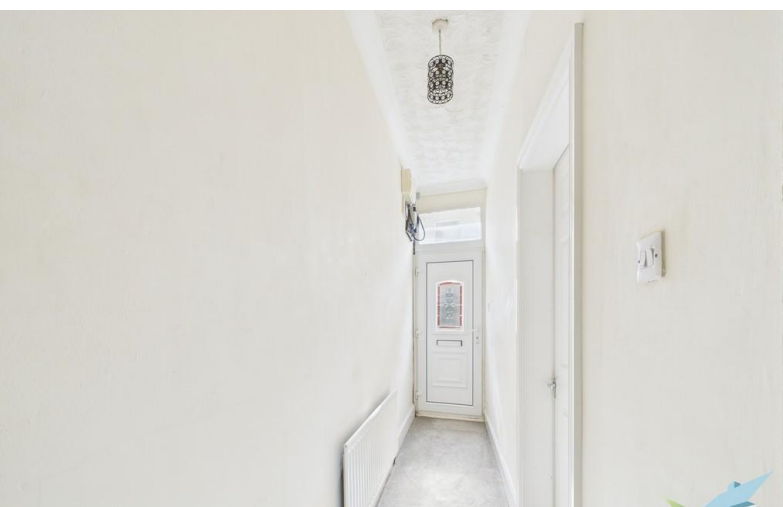


FOR SALE



Auckland Street, Guisborough

2 Bedrooms, 1 Bathroom, End Terraced House

£125,000

MARTIN&CO



Auckland Street, Guisborough

2 Bedrooms, 1 Bathroom

£125,000

- Great For First Time Buyers
- Close to high street
- Close to Good Local Schools
- Good Investment Opportunity
- Lounge

FULL DESCRIPTION Martin & Co would like to welcome to the market this great town house close to local amenities and schools. Good for first time buyers property. Great investment opportunity. Don't miss out call and arrange that viewing now. Call Martin & Co on 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC window, ceiling cornice, textured ceiling, central heating radiator and stairs leading to the first floor.

LOUNGE 10' 7" x 10' 0" (3.23m x 3.05m) To front aspect. Ceiling cornice, fire surround incorporating electric fire, central heating radiator and uPVC bay window.

DINING ROOM 10' 9" into alcove x 10' 8" (3.28m x 3.25m) To rear aspect. Ceiling cornice, wooden fire surround incorporating electric fire, laminate flooring, central heating radiator and uPVC window.

KITCHEN 10' 0" + door recess x 6' 1" (3.05m x 1.85m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, wall mounted Baxi gas central heating boiler, tiled flooring, central heating radiator, under stairs cupboard and uPVC window.

FIRST FLOOR

LANDING Textured Ceiling, Ceiling cornice, loft access hatch.





BATHROOM Part tiled. White suite comprising: WC, pedestal wash hand basin, panelled bath with electric shower over, extractor, laminate flooring, central heating radiator and uPVC window.

BEDROOM 1 13' 1" x 12' 0" at widest point (3.99m x 3.66m) To front aspect. 1/2 panelled walls, central heating radiator, laminate flooring, beamed ceiling and uPVC window.

BEDROOM 2 10' 5" x 8' 4" into recess (3.18m x 2.54m) To rear aspect. Ceiling cornice, textured ceiling, central heating radiator, laminate flooring and uPVC window.

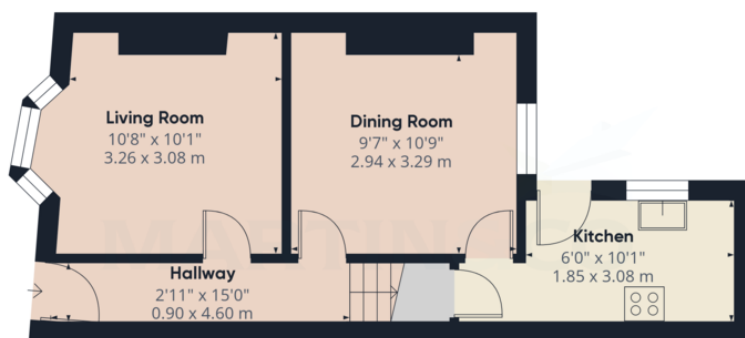
EXTERNALLY

REAR YARD Paved rear yard with brick store.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾

707.19 ft²
65.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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.