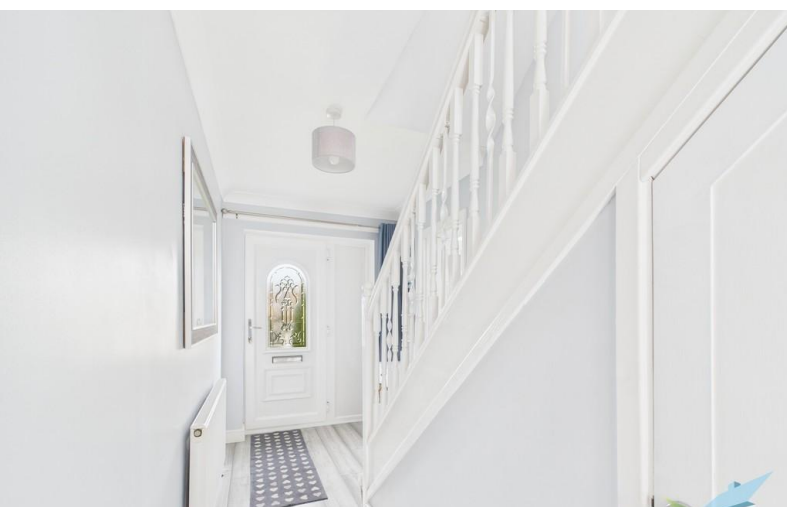


**FOR SALE**



**Aldenham Road, Guisborough**

**3 Bedrooms, 1 Bathroom, Detached House**

**£270,000**

**MARTIN&CO**



## Aldenham Road, Guisborough

3 Bedrooms, 1 Bathroom

**£270,000**

- Immaculately Presented
- Ideal Family Home
- South Facing Rear Garden
- Close to good local schools
- Great Walks Close By

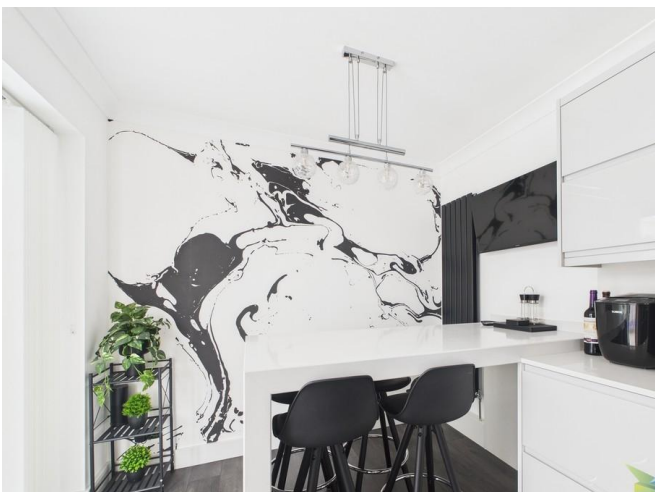
**FULL DESCRIPTION** Immaculate 3/4 Bedroom Home with South-Facing Garden

Nestled in a sought-after location, this beautifully maintained 3/4 bedroom home offers the perfect blend of comfort and style. The interior has been meticulously cared for, featuring spacious rooms with tasteful finishes throughout. Large windows flood the home with natural light, creating a bright and welcoming atmosphere.

The flexible layout offers the potential for either a 4-bedroom configuration, ideal for growing families, professionals, or those seeking extra space. The modern kitchen is fully equipped with high-end appliances, while the generous living areas provide ample room for relaxation and entertaining.

Step outside into the private, south-facing garden-a true highlight of the property. Perfect for outdoor dining, gardening, or simply soaking up the sun.

With its immaculate interior and a garden that offers the perfect setting for alfresco living, this home is not to be missed. Contact us today on 01287 631254 to arrange a viewing with Martin & Co



### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** Composite entrance door, ceiling cornice, double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

**BEDROOM FOUR/SECOND LOUNGE/STUDY** 7' 4" x 11' 3" (2.25m x 3.44m) To front aspect. Central heating radiator and uPVC window.

**LIVING ROOM** 12' 0" x 13' 6" (3.68m x 4.12m) To front aspect. Ceiling cornice, Marble fire surround incorporating electric fire, laminate flooring, double





panelled central heating radiator and uPVC large picture window.

**KITCHEN 18' 4" x 8' 5" (5.60m x 2.57m)** To rear aspect. Range of wall, base and drawer units with light grey gloss effect doors and fascias, 1 inset sink unit, mixer tap, Quartz splash backs, Quartz work surfaces and skirting, breakfast bar, ceramic hob, electric double oven, extractor hood, integrated dishwasher, LVT flooring, feature lighting, wall mounted central heating radiator, Mural wall and uPVC window.

**UTILITY ROOM 7' 8" x 6' 2" (2.35m x 1.88m)** To rear aspect. Range of wall, base and drawer units with light grey gloss effect fascias, quartz splash backs, quartz work surfaces, LVT flooring with quartz skirting, central heating radiator, uPVC door and uPVC window.

**WC** Part tiled. White low level WC with push button flush, vanity inset washbasin, wall mounted Baxi gas central boiler, central heating radiator and uPVC window.

**CONSERVATORY 9' 2" x 11' 1" (2.80m x 3.38m)** uPVC Conservatory. With electric fire, Quartz tiled flooring with matching skirting, French uPVC door to the rear garden.

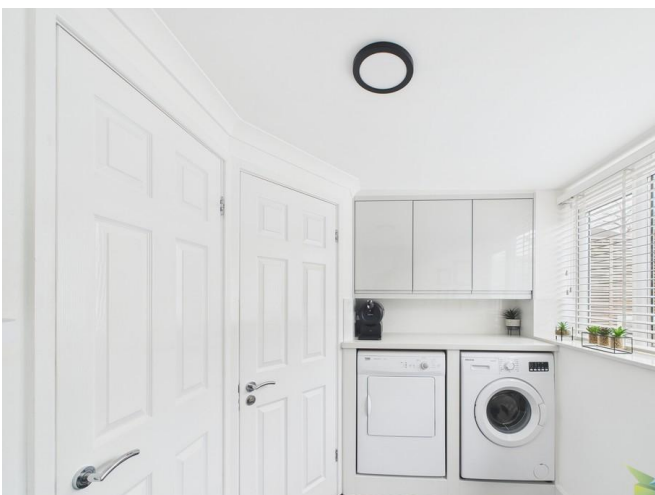
## FIRST FLOOR

**LANDING** With uPVC window and loft access hatch to fully boarded loft space via retractable ladder.

**BEDROOM ONE 9' 6" x 13' 3" (2.90m x 4.05m)** To front aspect. With fitted wardrobes, central heating radiator and uPVC window.

**BEDROOM TWO 7' 10" x 9' 1" (2.40m x 2.79m)** To rear aspect. Central heating radiator and uPVC window.

**BEDROOM THREE 8' 5" x 8' 2" (2.59m x 2.50m)** To front aspect. Central heating radiator and uPVC window.



**BATHROOM** Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath, separate shower cubicle, vinyl flooring, central heating radiator and uPVC window.

**GARDENS** The front garden is mainly laid to lawn with borders. The fence and hedged enclosed rear garden is laid with lawn with a raised decked area for seating and storage also a level decked patio with an outside kitchen with granite work surfaces. There are a variety of shrubs, bushes and plants. Cold water external tap.

**DRIVEWAY** Providing parking for multiple cars with rear fitted bin storage.



%epcGraph\_c\_1\_210%









Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1041.73 ft<sup>2</sup>

96.78 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 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

## 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 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.