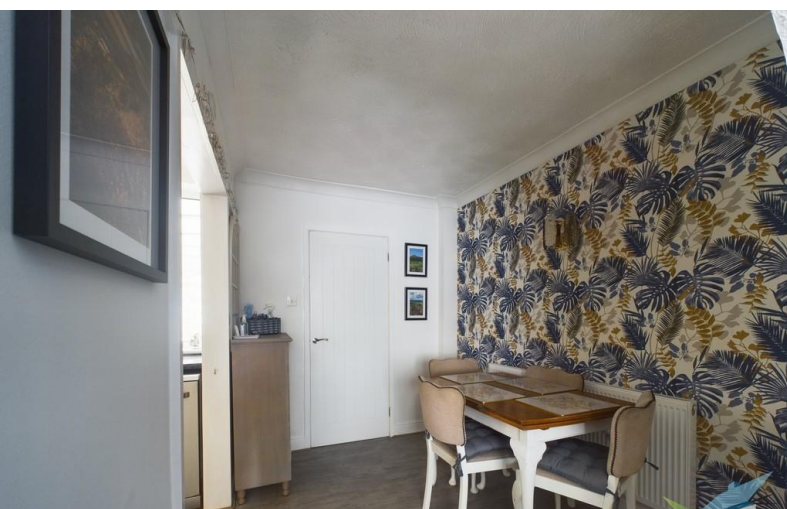


FOR SALE



Westgate, Guisborough

2 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Region Of £137,000



Westgate, Guisborough

2 Bedrooms, 2 Bathroom

Offers In Region Of £137,000

- Town Location
- Great For First Time Buyers
- Close to good local schools
- Close To The Local Amenities
- Great Walks Close By



FULL DESCRIPTION This delightful two-bedroom townhouse caters perfectly to first-time buyers seeking comfort, convenience, and charm in one appealing package.

As you step inside, you'll be greeted by the spacious open-plan living area, where natural light floods in through the large windows, creating a warm and inviting ambiance.

One of the highlights of this property is the reserved parking space, a rare find in town, ensuring you'll never have to worry about finding a spot after a busy day out. Furthermore, you're just a stone's throw away from local shops, cafes, and parks, perfect for enjoying a leisurely stroll or picking up your weekend coffee.

This welcoming townhouse presents a fantastic opportunity for first-time buyers - an effortless blend of modern living and prime location. Don't miss out on making this lovely home your own! Schedule a viewing today and take the first steps towards your new chapter in this charming corner of the town.

ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, laminate flooring and stairs leading to the first floor.

LOUNGE 10' 7" x 9' 8" (3.25m x 2.95m) To front aspect. Ceiling cornice, textured ceiling, wood and tile fire surround incorporating electric fire, laminate flooring, double panelled central heating radiator, understairs cupboard, alcove shelving and uPVC window.

DINING ROOM 8' 6" x 7' 4" (2.61m x 2.26m) To rear aspect. Ceiling cornice, textured ceiling, laminate flooring, double panelled central heating radiator, leading to kitchen and door.

KITCHEN 8' 7" x 7' 4" (2.64m x 2.25m) To rear aspect.



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, induction hob, electric double oven, extractor hood, laminate flooring and uPVC window.

CONSERVATORY 20' 0" x 6' 1" (6.10m x 1.86m) uPVC Conservatory. With laminate flooring. French uPVC doors to the rear garden.

SHOWER ROOM Part plastic panelled. White suite comprising: low level WC with push button flush, pedestal wash basin, large shower with glass side panel, textured ceiling, extractor, laminate flooring, heated towel rail and uPVC window.

FIRST FLOOR

LANDING With loft access hatch to part. This contains the boiler too.

WC Part tiled. White low level WC with push button

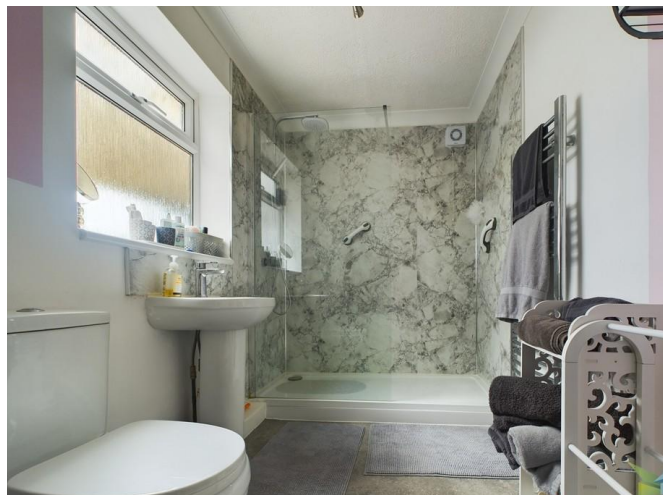
flush, textured ceiling, central heating radiator.

BEDROOM ONE 10' 6" x 10' 0" (3.22m x 3.07m) To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, large storage cupboard, central heating radiator and uPVC window.

BEDROOM TWO 8' 8" x 10' 7" (2.66m x 3.23m) To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

GARDEN The fence and walled enclosed rear garden is stoned with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap.

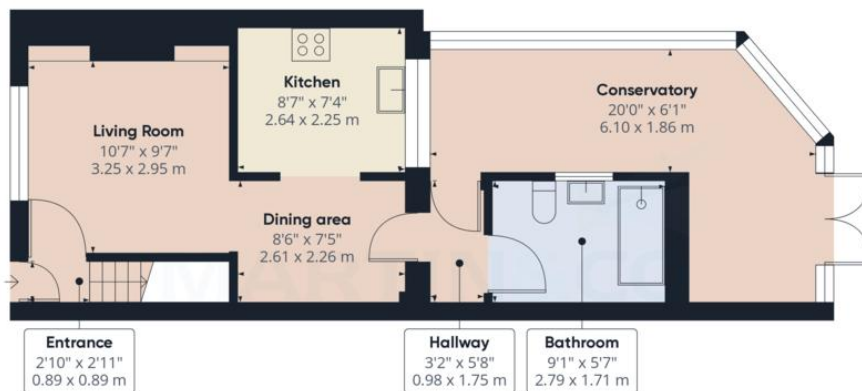
PARKING To the rear of the property is the parking area.





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Ground Floor



Floor 1

Approximate total area[®]

753.26 ft²
69.98 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 are based on RICS IPMS 3C standard.

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.