

**FOR SALE**



**Rievaulx Way, Guisborough**

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

**£185,000**

**MARTIN&CO**





## Rievaulx Way, Guisborough

3 Bedrooms, 1 Bathroom

**£185,000**

- Popular Whitby Avenue Estate
- Ideal for First Time Buyers or Investors
- Open Plan Lounge/Diner
- Good Size Driveway
- Garage

FULL DESCRIPTION Martin & Co Guisborough is pleased to welcome this three bedroom semi detached property located within the popular Whitby Avenue Estate in Guisborough. With easy access to Guisborough Forest this is an idyllic property for those who enjoy long walks or cycling. Also within a short walk of the historic Guisborough Town Centre, with all the local shops and local amenities. Briefly comprising of entrance porch, hallway, open plan lounge/diner, kitchen, three bedrooms and shower room. Also benefiting for a long driveway, garage, front and rear gardens. Early Viewing Advised 01287 631254.

### INTERNALLY

#### GROUND FLOOR

**PORCH** 6' 0" x 3' 1" (1.83m x 0.94m) uPVC porch and entrance door, carpet flooring.

**HALLWAY** Entrance door, heating radiator, carpet flooring, understairs storage cupboard and stairs leading to the first floor.

**OPEN PLAN LIVING ROOM/DINER** 21' 9" x 10' 1" (6.63m x 3.07m) To front & rear aspect. Ceiling cornice, stone fire surround incorporating gas fire, carpet flooring, two central heating radiators and two uPVC windows.

**KITCHEN** 8' 3" x 7' 7" (2.51m x 2.31m) To side & rear aspect. Range of wall, base and drawer units with light wood effect fascias, two round stainless steel inset sink units, mixer tap, tiled splash backs, laminate work surfaces, gas hob, gas oven, extractor hood, integrated dishwasher, wall mounted Glow Worm Micron gas central heating boiler, tiled flooring, two uPVC windows and uPVC door leading to rear garden.





**SHOWER ROOM 6' 6" x 5' 4" (1.98m x 1.63m)** Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with Mira electric shower over, extractor, tiled flooring, heated towel rail and uPVC window.

#### FIRST FLOOR

**LANDING** With uPVC window, carpet flooring and loft access hatch.

**BEDROOM 12' 9" x 9' 9" (3.89m x 2.97m)** To front aspect. Built in storage cupboard, central heating radiator, carpet flooring and uPVC window.

**BEDROOM 11' 7" x 7' 10" (3.53m x 2.39m)** To rear aspect. Built in cupboard, central heating radiator, carpet flooring and uPVC window.

**BEDROOM 8' 8" x 7' 11" (2.64m x 2.41m)** To rear aspect. Currently being used as an office by present owners, central heating radiator, carpet flooring and

uPVC window.

#### EXTERNALLY

**GARDENS** The front garden is mainly laid to lawn with borders and hedge to front aspect for privacy. The fence and hedge enclosed rear garden is mainly laid to lawn with a patio area and pathway, this mature garden includes a variety of shrubs, bushes and plants.

**GARAGE** With up and over, side courtesy door, side window, power and light.

**DRIVEWAY** Providing parking.





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