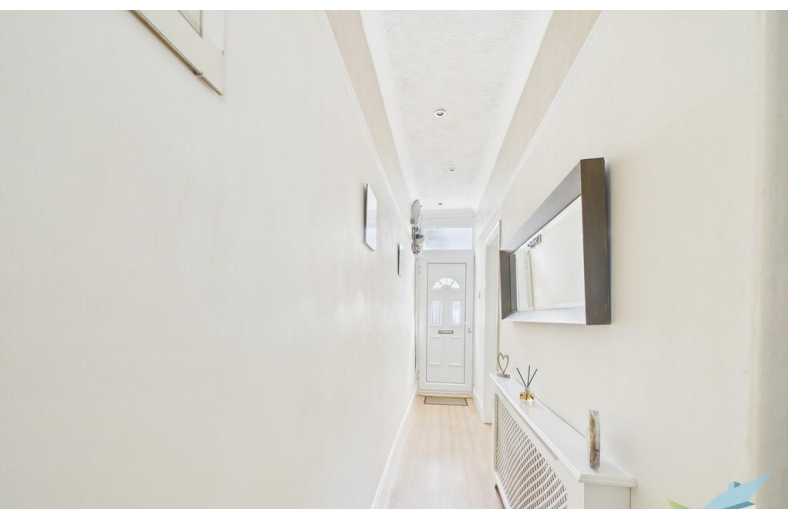


**FOR SALE**



**Bennison Street, Guisborough**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£142,500**

**MARTIN&CO**



## Bennison Street, Guisborough

3 Bedrooms, 1 Bathroom

£142,500

- Great For First Time Buyers
- Close to high street
- Close to Local Schools
- Good Investment Property
- Two Reception Rooms

**FULL DESCRIPTION** Immaculately Decorated Three-Bedroom Terraced Home – A Perfect Blend of Style and Convenience

This beautifully presented three-bedroom terraced property is a true gem, offering contemporary living in a good location. Immaculately decorated throughout, this home boasts stylish interiors that create a warm and inviting atmosphere. With its spacious layout and modern finishes.

Located just a stone's throw away from local amenities, you'll enjoy the convenience of shops, schools, and transport links all within easy reach. Whether you're a first-time buyer or looking for a new family home, this property offers comfort, character, and the ideal location. Don't miss the opportunity to make this stunning house your new home. Call Martin & Co on 01287 631254 to arrange your viewing today.

### INTERNALLY

#### GROUND FLOOR

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

**DINING ROOM** 12' 11" x 10' 7" (3.96m x 3.24m) To front aspect. Ceiling cornice, dado, wooden and cast-iron feature fire surround, laminate flooring, central heating radiator and uPVC window.

**LOUNGE** 12' 5" x 14' 0" (3.81m x 4.29m) To rear aspect. Ceiling cornice, porcelain and stone fire surround, double panelled central heating radiator and uPVC window.

**KITCHEN** 15' 1" x 6' 3" (4.62m x 1.93m) To front side





aspect. Range of wall, base and drawer units with contrast cream and aubergine fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, built in electric double oven, extractor hood, integrated dishwasher, vinyl flooring, inset lighting, double panelled central heating radiator and uPVC window.

**REAR LOBBY** To side aspect. Plumbing for washing machine and uPVC door.

**BATHROOM** Fully tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath with mixer shower attachment over, shower curtain, clad ceiling, extractor, vinyl flooring, inset light, double panelled central heating radiator, shelved cupboard housing Baxi gas central heating boiler and uPVC window.

#### FIRST FLOOR

**LANDING** With inset light, Ceiling cornice, loft access

hatch to part boarded loft space.

**BEDROOM 1** 10' 1" x 12' 11" (3.08m x 3.95m) To front aspect. Ceiling cornice, double panelled central heating radiator and uPVC window.

**BEDROOM 2** 12' 7" x 10' 11" (3.86m x 3.34m) To rear aspect. Ceiling cornice, dado, double panelled central heating radiator and uPVC window.

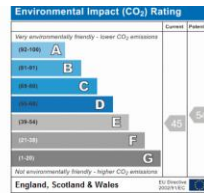
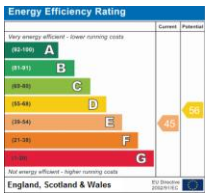
**BEDROOM 3** 15' 4" x 6' 3" (4.68m x 1.92m) To rear aspect. Ceiling cornice, central heating radiator and full-length uPVC window.

#### EXTERNALLY

**REAR YARD** With raised border, access to rear alley and out house.

**PARKING** On street permit parking available.









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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.

