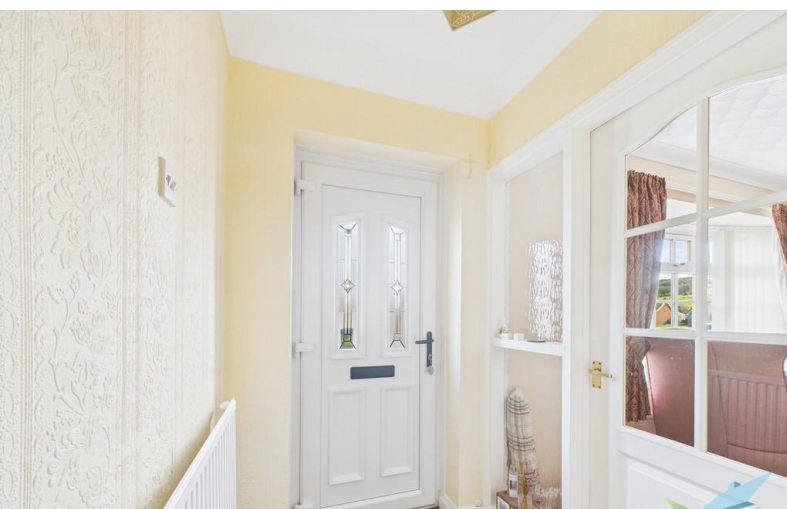


**FOR SALE**



**Craven Vale, Guisborough**

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

**£270,000**

**MARTIN&CO**





## Craven Vale, Guisborough

3 Bedrooms, 1 Bathroom

**£270,000**

- Great For First Time Buyers
- Close to high street
- Close to Good Local Schools
- Front & Rear Gardens
- Lounge

### FULL DESCRIPTION Perfect First Home in a Peaceful Location

Tucked away in a quiet and family-friendly neighbourhood, this charming three-bedroom home is an ideal choice for first-time buyers-whether you're a growing family or a couple looking to settle down. Step inside to find a spacious lounge that's perfect for relaxing evenings, along with a separate dining area made for entertaining or enjoying family meals. With three bedrooms two with fully fitted wardrobes and a functional layout, this home offers comfort, space, and flexibility to suit your lifestyle.

Don't miss the chance to make this welcoming home your own! Call Martin & Co on 01287 631254 to arrange your viewing now.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE LOBBY** uPVC entrance door, ceiling cornice, textured ceiling, central heating radiator, carpeted flooring and stairs leading to the first floor.

**LOUNGE** To front aspect. Ceiling cornice, textured ceiling, wooden & marble fire surround incorporating gas fire, Carpeted flooring, double panelled central heating radiator and uPVC bow window.

**DINING ROOM** To rear aspect. Ceiling cornice, textured ceiling, carpeted flooring, double panelled central heating radiator and uPVC French doors.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light white wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric double style oven, extractor hood, integrated fridge / freezer, wall mounted Worcester gas central





heating boiler, vinyl flooring, lighting, central heating radiator and

WC White low level WC with push flush, pedestal wash basin and uPVC window.

#### FIRST FLOOR

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

BEDROOM ONE To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO To rear aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM THREE To front aspect. Ceiling cornice, fitted cupboard, central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising:

combined vanity unit with inset wash hand basin and WC, panelled bath, separate Mira shower glazed cubical, extractor, vinyl flooring, heated towel rail and uPVC window.

#### EXTERNALLY

DRIVEWAY Providing parking for multiple cars.

GARAGE With electric door, side courtesy door, power and light.

GARDENS The front garden is paved with artificial turf. The fence enclosed rear garden is very low maintenance mainly paved with patio area and artificial turf a variety of shrubs, bushes and plants. Cold water external tap.







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**MARTIN&CO**

**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.