

FOR SALE



Crossbill Close, Guisborough

3 Bedrooms, 2 Bathroom, Semi-Detached House

£220,000



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£220,000

- Great For First Time Buyers
- Enclose Rear Garden
- Close to Good Local Schools
- Close To Amenities
- Open plan kitchen/diner

FULL DESCRIPTION Introducing Your Next Home! Discover this exceptional property located in Gally Hill area of Guisborough. Whether you're searching for a perfect family residence or an investment, this home offers comfort, convenience, and style. With thoughtfully designed living spaces, modern amenities, and a prime location, it's ready for its next chapter- could it be yours?

Call Martin & Co on 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

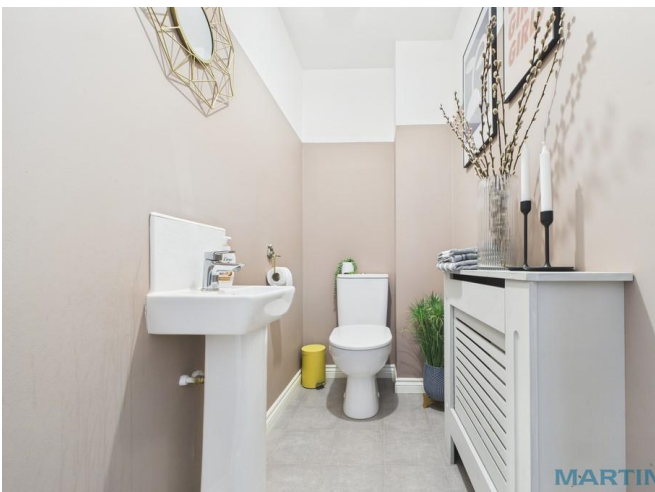
ENTRANCE HALL Composite entrance door, central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE To front aspect. Laminate flooring, double panelled central heating radiator and uPVC window.

KITCHEN/DINER To rear aspect. Range of wall, base and drawer units with light cream fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge / freezer, concealed wall mounted Logic gas central heating boiler, laminate flooring, double panelled central heating radiator and uPVC French doors leading to the garden.

WC Part tiled. White low level WC with push button flush, pedestal wash hand basin and central heating radiator.

FIRST FLOOR



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

BEDROOM ONE To front aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO To rear aspect. Central heating radiator and uPVC window.

BEDROOM THREE To rear aspect. Central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, extractor, vinyl flooring and central heating radiator.

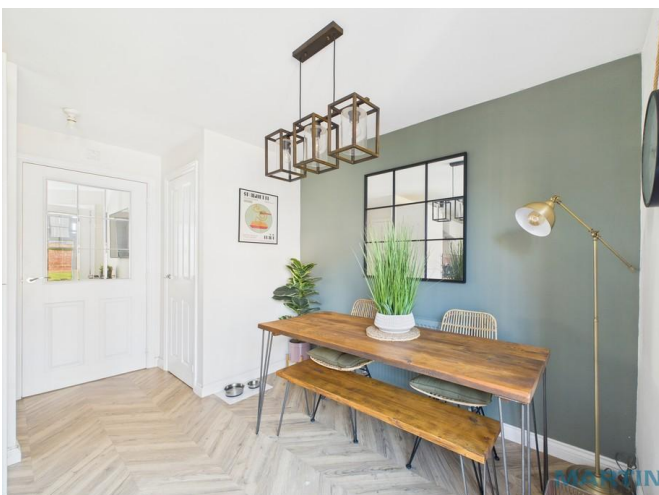
ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with shower, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants and side access gate. Cold water external tap.

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

DRIVEWAY Providing parking for multiple cars.





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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.