

FOR SALE



Priory Court, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£125,000



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- Great For First Time Buyers
- Great Investment Opportunity
- Close to Good Local Schools
- Close To Amenities
- Garage

FULL DESCRIPTION Ideal Investment or First Home Opportunity – 3-Bedroom Terraced House in a Great Location

Situated in central location, this 3-bedroom terraced home offers fantastic potential for investors and first-time buyers alike. The property features a spacious lounge/diner, a functional kitchen, and generous living space throughout. With three great bedrooms, a front and rear garden, and the added bonus of a garage, this home ticks all the boxes for comfortable and practical living.

Located close to local amenities, schools, and transport links, this is a prime opportunity in a strong rental or resale area. Whether you're looking to expand your portfolio or find your next home, this property is a smart choice not to be missed.

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

GROUND FLOOR

INTERNALLY

ENTRANCE LOBBY Entrance door, carpeted flooring and stairs leading to the first floor.

THROUGH LOUNGE/DINER 21' 9" x 22' 0" (6.65m x 6.71m) With dual aspect. Ceiling cornice, stone fire surround, carpeted flooring, two double panelled central heating radiator and uPVC windows.

KITCHEN 9' 2" x 9' 10" (2.81m x 3.02m) To rear aspect. Range of wall, base and drawer units with light yellow effect fascias, 1 bowl stainless steel inset sink unit, two taps, laminate splash backs, laminate work surfaces, space for a gas oven and hob, space for washing machine, wall mounted glow-worm gas





central heating boiler, vinyl flooring, large understairs storage cupboard, double panelled central heating radiator, door to rear garden and uPVC window.

FIRST FLOOR

LANDING With loft access hatch to part boarded loft space.

BEDROOM ONE 10' 5" x 11' 2" (3.19m x 3.42m) To front aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 12' 4" x 10' 5" (3.78m x 3.20m) To rear aspect. Central heating radiator and uPVC window.

BEDROOM THREE 7' 9" x 8' 3" (2.37m x 2.54m) To front aspect. Large storage cupboard, central heating radiator and uPVC window.

BATHROOM Part tiled. Coloured suite comprising: low

level WC with flush, pedestal wash hand basin, panelled bath, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

GARDEN The front garden is mainly laid to lawn with borders. The fence & walled rear garden is mainly paved and a variety of shrubs and plants.

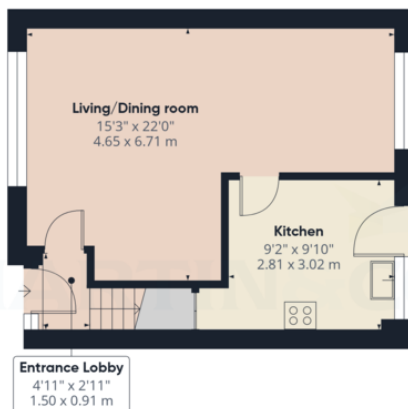
GARAGE With up and over door.



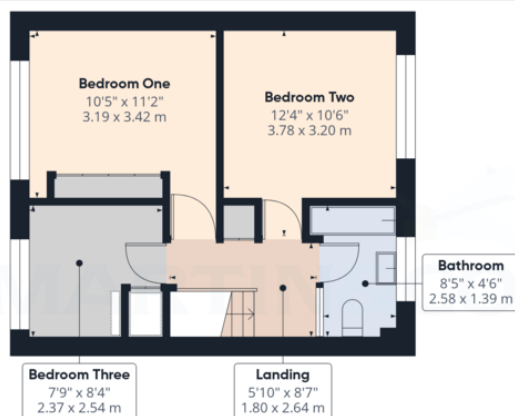


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

767 ft²
71.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 m 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.