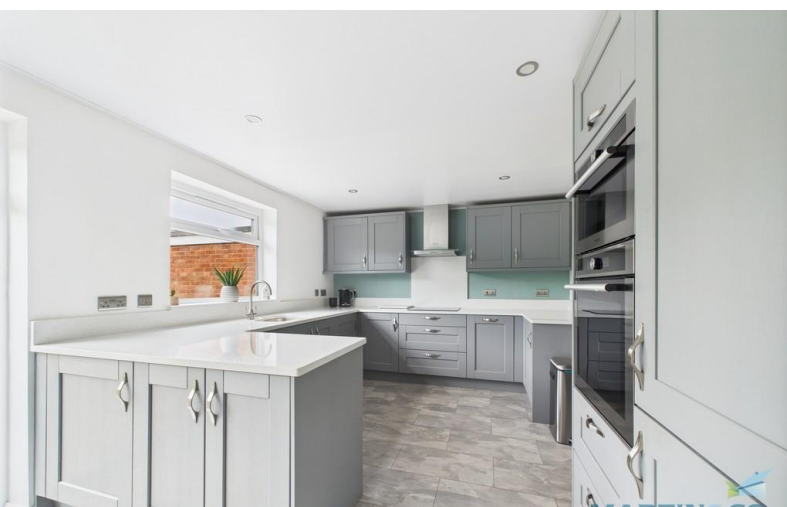


FOR SALE



Mossdale Grove, Guisborough

4 Bedrooms, 1 Bathroom, Semi-Detached House

£265,000


MARTIN&CO



Mossdale Grove, Guisborough

4 Bedrooms, 1 Bathroom

£265,000

- Great For First Time Buyers
- Close To Good Local Schools
- Quiet Location
- Mature Front & Rear Gardens
- Fantastic family home

FULL DESCRIPTION Welcome to your future home! This beautiful and well-maintained property offers the perfect blend of comfort, style, and functionality. Located in a desirable area, this home is ideal for families, professionals, or anyone looking for a peaceful yet convenient lifestyle. With spacious new interiors, modern features, and attractive outdoor space, this home is move-in ready and waiting for its next owner.

INTERNALLY

GROUND FLOOR

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

LOUNGE 17' 3" x 10' 6" (5.28m x 3.21m) To front aspect. Ceiling cornice, textured ceiling, dado, marble fire surround incorporating gas fire, carpeted flooring, double panelled central heating radiator and uPVC window.

KITCHEN DINER 10' 3" x 20' 4" (3.14m x 6.20m) To rear aspect. Newley fitted kitchen diner with range of wall, base and drawer units with light gray wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, quartz splash backs and work surfaces, induction hob, extractor hood, electric oven and microwave with grill function, integrated fridge freezer, integrated dishwasher and washing machine, laminate flooring, inset lighting, double panelled central heating radiator, uPVC window and French doors leading to the garden.

WC Part tiled. White low level WC with push button flush, vanity inset wash basin and uPVC window.

OFFICE/BEDROOM FOUR 10' 0" x 7' 11" (3.06m x 2.43m) To front aspect. Full wall storage, laminate





flooring, double panelled central heating radiator and large uPVC window.

FIRST FLOOR

LANDING With two storage cupboards one very large containing the wall mounted Potterton Titanium gas central heating boiler.

BEDROOM ONE 9' 6" x 9' 3" (2.92m x 2.82m) To front aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 9' 10" x 9' 9" (3.00m x 2.98m) To rear aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM THREE 12' 11" x 7' 9" (3.95m x 2.37m) To rear aspect. Central heating radiator and uPVC

window.

BATHROOM Part clad. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled pea shaped bath with inset storage, Mira shower over, glazed side screen, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

DRIVEWAY Providing parking for multiple cars.

GARAGE With up and over door and power and light.

GARDENS The front garden is stoned with beautiful floral borders. The hedge enclosed south facing rear garden is mainly laid to lawn with a paved patio area and a variety of mature shrubs, bushes, plants and raised beds. Cold water external tap.



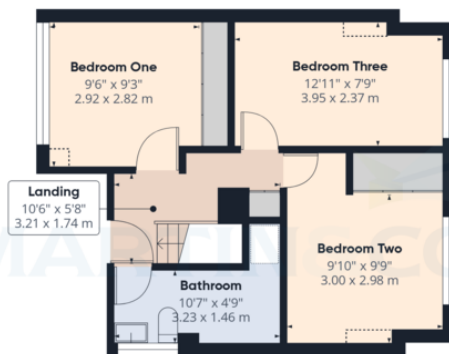


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Ground Floor



Floor 1

MARTIN&CO

Approximate total area^m

1002 ft²
93.1 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.