

FOR SALE



Kingfisher Drive, Guisborough

3 Bedrooms, 1 Bathroom, Semi Detached House

£200,000



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- Large Entrance Hall
- Open Plan Living Room Diner
- Garden Room
- Kitchen Diner
- Large Driveway For approx 3 Cars



FULL DESCRIPTION Martin & Co Guisborough are pleased to bring to the market this Three Bedroom Semi Detached Property. Located in a quiet cul de sac in the popular Galley Hill are of Guisborough. Briefly comprising of - large entrance hall, open plan living room, diner, garden room, kitchen diner, three bedrooms and family bathroom. Externally the property benefits from a long driveway providing off road parking for approx three cars, front and rear gardens and garage. Call 01287 631254 for a viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE PORCH 11' 3" x 5' 11" (3.43m x 1.8m) uPVC entrance door, ceiling cornice, textured ceiling, central heating radiator, carpet flooring, two uPVC windows and stairs leading to the first floor.

LIVING ROOM 13' 6" x 13' 0" (4.11m x 3.96m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround with electric fire, carpet flooring, central heating radiator, understairs cupboard and uPVC window. Archway leading to Dining room.

DINING ROOM 10' 11" x 9' 5" (3.33m x 2.87m) To rear aspect. Ceiling cornice, textured ceiling, carpet flooring, double paneled central heating radiator and archway leading to kitchen and garden room.

GARDEN ROOM 8' 1" x 6' 3" (2.46m x 1.91m) uPVC french doors leading to rear garden. With central heating radiator, textured ceiling, ceiling cornice, carpet flooring.

KITCHEN/DINER 18' 3" x 7' 3" (5.56m x 2.21m) 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, ceramic hob, electric oven, extractor hood, space for fridge freezer, integrated undercounter fridge, integrated dishwasher, integrated washing machine, vinyl flooring, central heating radiator, uPVC window and uPVC door.

FIRST FLOOR

LANDING With uPVC window, ceiling cornice, textured ceiling and loft access hatch to insulated and boarded loft space via retractable ladder.

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, paneled bath with Mira shower over, shower curtain, vinyl flooring, cupboard concealed Worcester gas central heating boiler, central heating radiator and uPVC window.

BEDROOM 12' 8" x 9' 6" (3.86m x 2.9m) To rear aspect. Fitted wardrobes, central heating radiator,

carpet flooring and uPVC window.

BEDROOM 9' 6" x 9' 0" (2.9m x 2.74m) To front aspect. Fitted wardrobes, matching dresser and drawers, central heating radiator, carpet flooring and uPVC window.

BEDROOM 6' 6" x 6' 3" (1.98m x 1.91m) To front aspect. Fitted over stairs cupboard, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

DRIVEWAY Concrete driveway providing off street parking for approximately 3 cars. With cold water tap.

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

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with pebbled borders.



PLEASE NOTE We are advised that this property does have Cleveland Shale, however we are advised that this property does have a damp proof membrane and therefore should be suitable for mortgage, results of the survey can be viewed at our office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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