

FOR SALE



Bennison Street, Guisborough

1 Bedroom, 1 Bathroom, Flat

£85,000

MARTIN&CO



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1 Bedroom, 1 Bathroom

£85,000

- Great For First Time Buyers
- Ideal Investment Opportunity
- Close to schools, shops, and transport links
- Lateral Living
- Great Walks Close By

FULL DESCRIPTION Welcome to this charming one-bedroom property, offering comfort, privacy and convenience in equal measure.

Set behind a gated entrance with private door, the home provides peace of mind and a sense of exclusivity from the moment you arrive.

Inside, you'll find a fully refurbished well-presented living space ideal for singles, couples or professionals.

To the rear, a private courtyard offers a quiet outdoor retreat-perfect for relaxing, entertaining, or enjoying container/raised bed gardening. Property comprises of one bedroom, Lounge, Kitchen diner and bathroom.

Ideal first time home, investment, or downsizing option, this property blends low-maintenance living with appealing out door space.

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

ENTRANCE WAY Private gated entrance leading to a covered walkway with a Althorp Door Canopy over the uPVC entrance door and wooden gate leading to the rear.

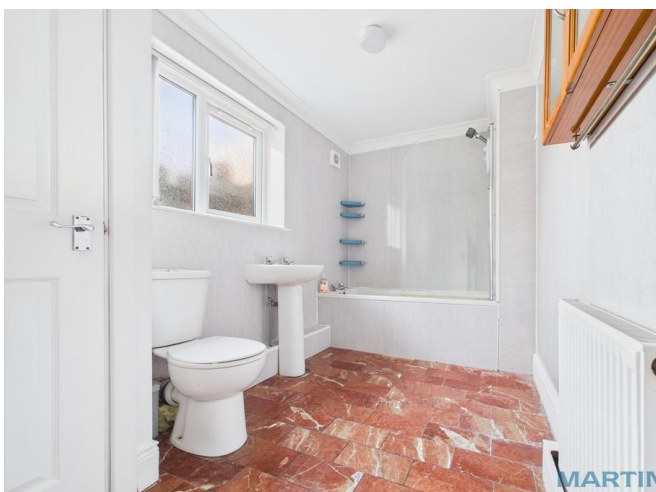
INTERNALLY

GROUND FLOOR

LOUNGE 13' 6" x 10' 10" (4.12m x 3.32m) To side aspect. uPVC entrance door, ceiling cornice, laminate flooring, double panelled central heating radiator, storage cupboard, uPVC window and two internal doors leading to the bedroom and kitchen.

BEDROOM ONE 13' 6" x 10' 8" (4.12m x 3.26m) To front aspect. Ceiling cornice, central heating radiator, open wardrobe, carpet flooring and uPVC window.

KITCHEN 17' 2" x 6' 8" (5.24m x 2.05m) To rear aspect. Range of wall, base and drawer units with light





white wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, space for washing machine, vinyl flooring, double panelled central heating radiator, two windows and new uPVC rear exit door to the court yard.

BATHROOM Fully panelled walls. White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, panelled bath with electric shower over, glazed side screen, extractor, tiled flooring, double panelled central heating radiator, uPVC window and storage cupboard containing a new wall mounted main gas central heating boiler.

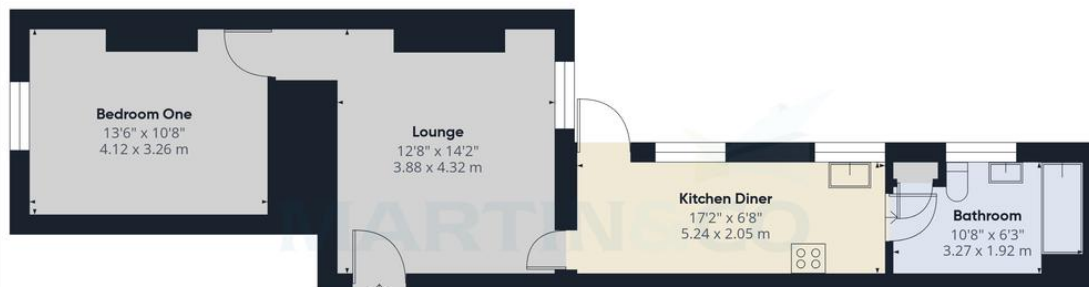
EXTERNALLY

COURT YARD Large court yard with outdoor electric sockets.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	74 C
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
506 ft²
47.1 m²

(1) Excluding balconies and terraces

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.