

FOR SALE



Church Street, Guisborough

1 Bedroom, 1 Bathroom, Mid Terraced House

£95,000



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FULL DESCRIPTION Martin & Co Guisborough are pleased market this one bedroom terraced property. Situated just off the high street in Guisborough. This property is CHAIN FREE and is ideal for FIRST TIME BUYERS and INVESTORS. Comprising of Lounge, kitchen, bedroom and spacious bathroom. Viewings recommended. Contact Martin & Co 01287 631 254

INTERNALLY

GROUND FLOOR

- Reduced below market value
- Outdoor Storage
- Great for First Time Buyers
- Ideal Investment Opportunity
- Lounge

LOUNGE 14' 2" x 9' 4" (4.33m x 2.86m) To front aspect. Ceiling cornice, fire surround incorporating electric fire, carpet flooring, double panelled central heating radiator and double glazed window.

KITCHEN 9' 6" x 6' 8" (2.9m x 2.03m) To rear aspect. Range of wall, base and drawer units with red and light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for freestanding gas cooker, space for fridge freezer, laminate flooring, lighting, double panelled central heating radiator, double glazed window and door leading to communal rear yard.

FIRST FLOOR

LANDING With loft access hatch.

BEDROOM 11' 4" x 9' 5" (3.46m x 2.88m) To front aspect. Ceiling cornice, inset lighting, fitted wardrobes, central heating radiator and double glazed window.

BATHROOM Part tiled. White suite comprising: low level WC with flush, vanity inset wash hand basin, panelled corner bath with Mira electric shower over, glazed side screen, concealed Baxi gas central heating boiler, vinyl flooring, heated towel rail and two double





glazed windows.

EXTERNALLY

GARDENS To the rear is a brick outhouse for additional storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

203.80 ft²
18.93 m²

Reduced headroom

6.77 ft²
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF
T: 01287 631254 • E: Guisborough@martinco.com

01287 631254

<http://www.martinco.com>

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.