

**FOR SALE**



## **Recreation View, Moorsholm**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£165,000**

**MARTIN&CO**





## Recreation View, Moorsholm

2 Bedrooms, 1 Bathroom

£165,000

- Rural Location
- Two Bedroom
- Lounge with Log Burner
- Kitchen
- Off street parking

FULL DESCRIPTION Martin & Co Guisborough are excited to bring to the market this well presented Two Bedroom Cottage. Located in a quiet cul de sac in the popular village of Moorsholm. Briefly comprising of lounge, kitchen, rear porch, two bedrooms and bathroom. Complete with fully boarded loft, which has central heating and velux windows so could be used for office space if required. Externally the property has a front garden with low wall and gated access. To the rear there is a communal yard with outhouse storage. Viewing is highly recommended.

### INTERNALLY

#### GROUND FLOOR

LOUNGE 14' 11" x 14' 10" (4.55m x 4.52m) To front aspect. Multi fuel stove with split face tile feature behind and tiled hearth, laminate flooring, double panelled central heating radiator and uPVC window, composite entrance door and stairs leading to first floor.

KITCHEN 13' 10" x 5' 2" (4.22m x 1.57m) To rear aspect. Range of wall, base and drawer units with light wood shaker effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric oven, plumbing for washing machine, space for undercounter fridge, wall mounted Baxi LPG gas central heating boiler, laminate flooring, central heating radiator, uPVC window and stable door.

REAR PORCH / UTILITY ROOM 4' 10" x 4' 9" (1.47m x 1.45m) To rear aspect. Clad walls, tiled flooring, uPVC window and uPVC door.

#### FIRST FLOOR

LANDING With loft access hatch to fully boarded and





carpeted loft space via retractable ladder.

**BEDROOM 1** 13' 6" x 9' 6" (4.11m x 2.9m) To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM 2** 12' 6" x 5' 9" (3.81m x 1.75m) To rear aspect. Ceiling cornice, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

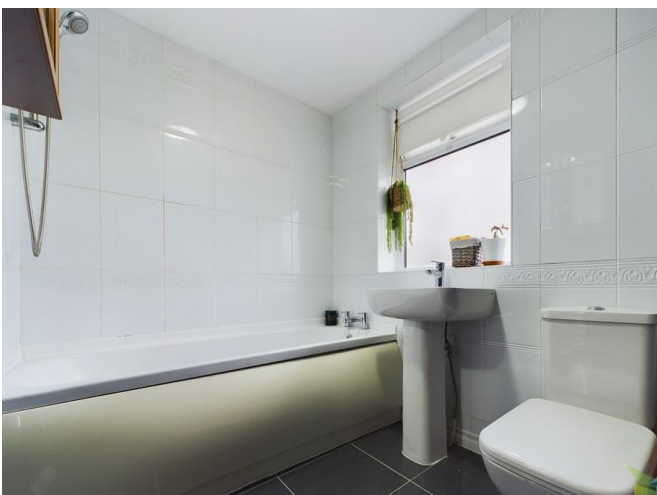
**BATHROOM** 7' 8" x 5' 4" (2.34m x 1.63m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Triton electric shower over, shower curtain, tiled flooring, heated towel rail, mirrored cabinet and uPVC window.

#### EXTERNALLY

**COMMUNAL YARD** With outhouse.

**GARDEN** The front garden is mainly laid to lawn with borders and pathway.

**PARKING** Off road parking bays.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		





**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.

