

FOR SALE



Whaddon Chase, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£230,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

£230,000

- Great For First Time Buyers
- Quiet Location
- Close to Good Local Schools
- Close To Amenities
- Great Walks Close By

FULL DESCRIPTION Martin & Co welcome to the market this perfect blend of comfort, style, and convenience in this beautifully maintained home, ideal for families, professionals, or anyone seeking a fresh start. From the moment you arrive, you'll be captivated by the property's inviting curb appeal, spacious interior, and thoughtful layout designed for modern living.

Whether you're hosting guests in the open-plan living dining area, relaxing in the peaceful large garden, or enjoying the quiet comfort of the bedrooms, this home offers the lifestyle you've been looking for. Located in a desirable area of Guisborough close to schools, parks, walks, shopping, and public transport, this is more than just a house-it's a place to call home.

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

INTERNALLY

GROUND FLOOR

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

LOUNGE 12' 9" x 12' 7" (3.90m x 3.86m) To front & rear aspect. Wooden and marble fire surround incorporating electric fire, laminate flooring, opening to dining area, double panelled central heating radiator and uPVC bow window.

DINING ROOM 8' 8" x 7' 11" (2.66m x 2.42m) To rear aspect. With laminate flooring, double panelled central heating radiator and uPVC French doors leading to conservatory.

CONSERVATORY 9' 3" x 7' 10" (2.83m x 2.41m) uPVC Conservatory. With laminate flooring and inset lighting. French uPVC door to the rear garden.





KITCHEN 10' 0" x 7' 6" (3.05m x 2.30m) To side and rear aspect. Range of wall, base and drawer units with white minimalist effect fascias, 1.5 bowl white inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, integrated extractor, integrated undercounter fridge and freezer, large pantry with space for a washing machine and storage, laminate flooring, double panelled central heating radiator, uPVC window and side access door.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part boarded loft space via retractable ladder, large storage cupboard also housing a wall mounted combi Baxi boiler.

BEDROOM ONE 11' 10" x 9' 2" (3.61m x 2.81m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 9' 5" x 9' 0" (2.88m x 2.76m) To rear aspect. With central heating radiator and uPVC window.

BEDROOM THREE 8' 8" x 6' 4" (2.65m x 1.95m) To front aspect. With large storage cupboard, central heating radiator and uPVC window.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, large corner walk in shower with glazed screens, textured ceiling, extractor, laminate flooring, inset lighting, heated towel rail and uPVC window.

EXTERNALLY

DRIVEWAY Paved and gravelled drive providing parking for multiple cars.

GARDENS The front garden is mainly laid to lawn with borders. The south facing fence enclosed rear garden has a beautifully manicured lawn with two paved patio

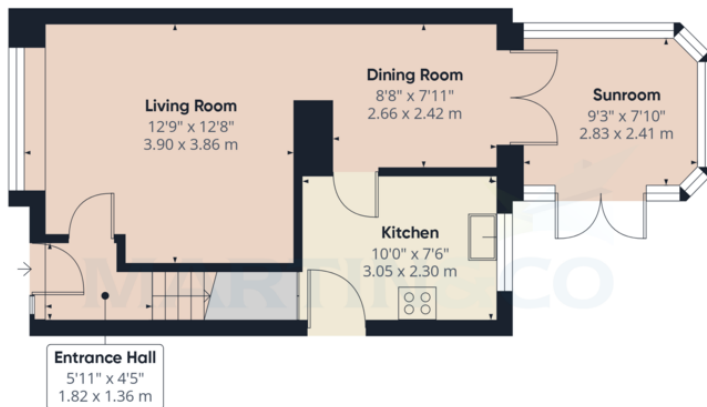


areas and a variety of shrubs, bushes trees and plants. Cold water external tap.

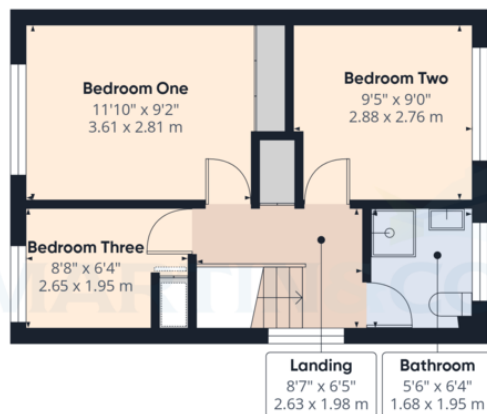


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Ground Floor



Floor 1

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Approximate total area[®]
790 ft²
73.5 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 m 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.