



43 Guisborough Court

, Middlesbrough, TS6 9NL

£85,000



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ENTRANCE PORCH

4'10 x 3'10 (1.47m x 1.17m)

Welcome to this delightful two-bedroom property, where comfort and convenience blend seamlessly. Enter through the stylish uPVC door into a welcoming entrance porch, providing a smooth transition into the main reception room.

RECEPTION ROOM

13'7 x 11'5 (4.14m x 3.48m)

The reception room, located at the front of the house, features wood laminate flooring that is not only aesthetically pleasing but also easy to maintain. A beautiful front bay window floods the room with natural light, creating a bright and airy atmosphere. The staircase to the first floor is conveniently accessed from this space. The room is tastefully decorated in neutral tones and features radiators powered by an efficient air source heating system, ensuring year-round comfort.

KITCHEN

7'9 x 11'5 (2.36m x 3.48m)

The kitchen, situated at the rear of the home features an array of wood wall, base, and drawer units complemented by neutral-colored tiled walls for easy cleaning. Large uPVC windows and a door to the rear

elevation offer a seamless connection to the outdoors, perfect for al fresco dining or enjoying the garden. The kitchen is equipped with a stainless steel sink with a mixer tap and ample space for all your white goods. Additionally, a radiator with air source heating ensures a cosy cooking environment.

LANDING

6'1 x 2'10 (1.85m x 0.86m)

Ascend to the first floor, where a carpeted landing provides access to the two well-appointed bedrooms and the bathroom. Another radiator ensures warmth throughout this level.

BEDROOM ONE

7'11 x 11'2 (2.41m x 3.40m)

Bedroom one, located at the rear, features carpeting, a radiator, and uPVC windows on two elevations, ensuring a bright and serene space. A feature wall adorned with modern damask print wallpaper adds a touch of sophistication.

BEDROOM TWO

7'3 x 11'5 (2.21m x 3.48m)

Bedroom two, at the front of the home, offers grey carpeting, a radiator, and a convenient cupboard housing the boiler. A uPVC window

to the front elevation provides natural light and a pleasant view.

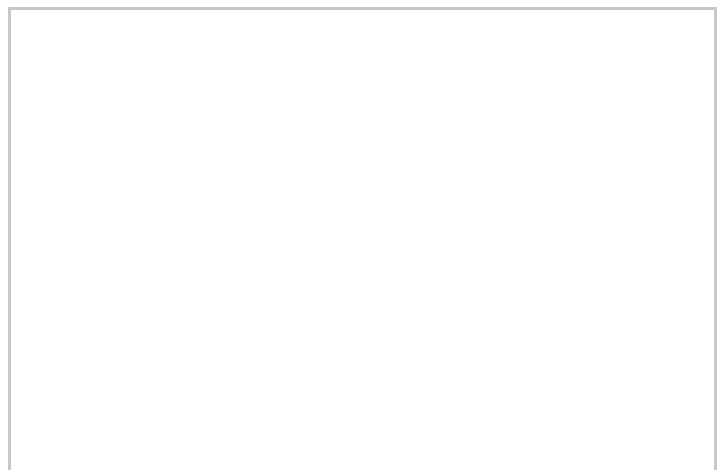
BATHROOM

6' x 5'4 (1.83m x 1.63m)

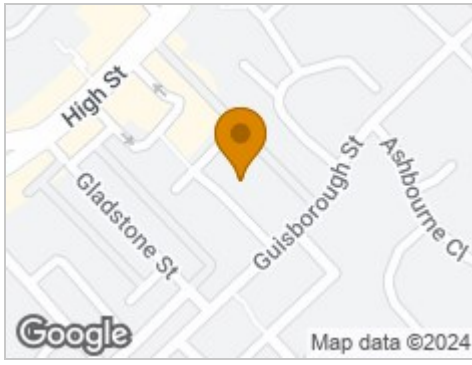
The bathroom is fitted with a three-piece suite, including a toilet, basin with mixer tap, and a bath with an overhead shower. White tiles ensure easy maintenance, and access to the loft is available via a hatch in the bathroom.

EXTERNAL

Externally, the property boasts a private driveway for off-road parking at the front. The rear garden, designed for low maintenance, is concrete imprinted and is enclosed by a fence, creating a perfect spot for relaxation and outdoor activities. This charming home offers a blend of modern amenities and thoughtful touches, making it an ideal choice for those seeking comfort and style. Don't miss the opportunity to make this house your home!



Road Map



Hybrid Map



Terrain Map



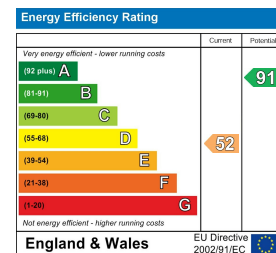
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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