

FOR SALE



Linden Grove, Great Ayton

3 Bedrooms, 1 Bathroom, Semi-Detached House

£210,000



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- Great For First Time Buyers
- Close to high street
- Large open plan living/dining room
- Close to amenities
- Large Garden

FULL DESCRIPTION This lovely three-bedroom home in the picturesque village of Great Ayton. The large lounge/diner is the heart of the home, offering ample space for entertaining guests or simply relaxing with loved ones. The bright and airy atmosphere is enhanced by the large door and window that overlook the generous garden.

This property boasts a stunning outdoor space that is sure to impress. The green lawn is perfect for children to play on, while the two patio areas provide the ideal spot for al fresco dining or enjoying a morning cup of coffee. The mature trees and colourful flowers add to the beauty of the garden, creating a peaceful oasis.

Located in the lovely village of Great Ayton, this home is conveniently close to all the amenities you could need. Whether you're looking for shops, restaurants, or recreational activities, everything is just a short walk or drive away. The village itself is steeped in history and charm, with its quaint streets and friendly residence.

INTERNAL

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, double central heating radiator, carpet flooring, large understairs cupboard and stairs leading to the first floor.

LOUNGE 10' 9" x 11' 10" (3.28m x 3.63m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating electric fire, carpet flooring, central heating radiator, uPVC window and opening to dining area.

DINER 15' 1" x 12' 0" (4.60m x 3.66m) To rear aspect. Ceiling cornice, textured ceiling, carpet flooring, central





heating radiator and uPVC patio door.

KITCHEN 11' 7" x 11' 10" (3.55m x 3.61m) To side and rear aspect. Range of wall, base and drawer units with light gloss effect fascias, 1 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric double oven, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, vinyl flooring, double panelled central heating radiator, uPVC window and door leading to garden.

FIRST FLOOR

LANDING With uPVC window and loft access hatch, large cupboard containing a wall mounted Worcester boiler with storage.

BEDROOM ONE 7' 6" x 11' 11" (2.30m x 3.64m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 8' 3" x 11' 10" (2.52m x 3.61m) To rear aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM THREE 8' 5" x 8' 11" (2.57m x 2.72m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

SHOWER ROOM Fully panelled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, electric shower cubical, glazed side shower panelled ceiling, inset lighting, extractor, vinyl flooring, heated towel rail and uPVC windows.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with two paved patio areas, large workshop/shed and a variety of shrubs, bushes and plants. Cold water external tap.



DRIVEWAY Providing parking.



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Approximate total area
884.15 ft²
82.14 m²



(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

01287 631254
<http://www.martinco.com>


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