

**FOR SALE**



## **Admiral Chaloner House, Guisborough**

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

**£90,000**



## Admiral Chaloner House, Guisborough

2 Bedrooms, 1 Bathroom

**£90,000**

- Great For First Time Buyers
- Good Investment Opportunity
- Close to Local Schools
- Short Walk To Amenities
- Great Walks Close By



**FULL DESCRIPTION** Martin & Co welcome to the market this well-presented, ground floor two-bedroom flat, offering the perfect blend of comfort, convenience, and investment potential.

Set within a well-maintained building, this lateral living home boasts spacious interiors, easy access, and the rare benefit of private parking-making it an ideal choice for first-time buyers and savvy investors alike.

With a practical layout that maximises living space and natural light, this property offers two generously sized bedrooms, a bright reception area, a modern kitchen, and a well-appointed bathroom. Its ground floor position ensures step-free access, while its location provides excellent transport links, local amenities, and strong rental appeal.

Whether you're stepping onto the property ladder or expanding your portfolio, this versatile flat ticks all the right boxes.

### INTERNALLY

#### GROUND FLOOR

#### COMMUNAL ENTRANCE

**ENTRANCE HALL** Composite entrance door, Electric heater, laminate flooring and doors leading to all rooms.

**OPEN PLAN KITCHEN/LIVING AREA** To side aspect. Range of wall, base and drawer units with light wood effect fascias, 1stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric oven, extractor hood, integrated fridge freezer, integrated dishwasher, laminate flooring, Wall mounted electric heater and Double-glazed sash affect window.

**BATHROOM** Part tiled. White suite comprising: low

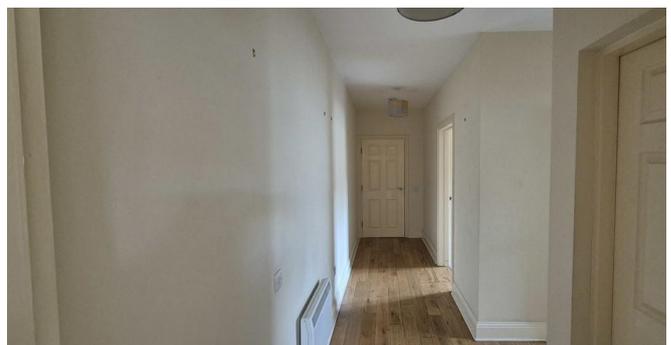


level WC with flush, pedestal wash hand basin, panelled bath with shower over, shower curtain, extractor, vinyl flooring, wall mounted electric heater and double-glazed sash affect window .

BEDROOM ONE To side aspect. Wall mounted electric wall heater and double-glazed sash affect window.

BEDROOM TWO To side aspect. Wall mounted electric wall heater and double-glazed sash affect window.

EXTERNALLY Car parking to the rear and grassed area to the side.





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GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



## Martin & Co Guisborough

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