

FOR SALE



MARTIN&CO



Whitby Avenue, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£208,000

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3 Bedrooms, 1 Bathroom

£208,000

- Great For First Time Buyers
- Quiet Location
- Close to schools, shops, and transport links
- Close To Amenities
- Large mature garden with hidden

FULL DESCRIPTION Spacious 3-Bedroom Semi-Detached Home with Sunroom and Large south facing Mature Garden with Hidden Corner Located in a desirable residential area this well-proportioned 3-bedroom semi-detached home offers generous living space, a bright sunroom, and a beautiful mature garden with a hidden corner-perfect for relaxing, entertaining, or future landscaping potential. Inside, the property features a spacious lounge dining area, and a sunroom that opens directly to the garden. Upstairs includes three bedrooms and a family bathroom. The standout feature is the large, private rear garden-ideal for families, garden lovers, or those looking for outdoor space with real character. This property is perfect for growing families or buyers looking for space and privacy.

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

INTERNAL

GROUND FLOOR

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

LOUNGE 10' 2" x 12' 10" (3.11m x 3.92m) To front aspect. Ceiling cornice, granite fire surround incorporating gas fire, laminate flooring, central heating radiator and uPVC bay bow window with seating area.

DINING ROOM 8' 11" x 10' 8" (2.72m x 3.27m) To front aspect. Ceiling cornice, laminate flooring, central heating radiator and uPVC Patio doors.

KITCHEN 7' 4" x 10' 4" (2.26m x 3.16m) To side aspect. Range of wall, base and drawer units with dark wood effect fascias, 1.5 bowl stainless steel inset sink





unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric oven, extractor hood, integrated fridge & freezer, concealed wall mounted Worcester gas central heating boiler, tiled flooring, lighting and uPVC window.

SUNROOM 12' 11" x 8' 9" (3.95m x 2.67m) With laminate flooring. uPVC door and French uPVC doors to the rear garden.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part boarded loft space via retractable ladder.

BEDROOM ONE 9' 10" x 12' 11" (3.01m x 3.94m) To front aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 9' 10" x 10' 9" (3.02m x 3.28m) To rear aspect. Fitted wardrobes, large storage cupboard, central heating radiator and uPVC window.

BEDROOM THREE 6' 4" x 9' 9" (1.94m x 2.98m) To front aspect. Ceiling cornice, storage cupboard with hanging rail, central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, textured ceiling, extractor, tiled flooring, central heating radiator and uPVC window.

EXTERNALLY

DRIVEWAY Providing parking for multiple cars

GARAGE With roller door, power and light.

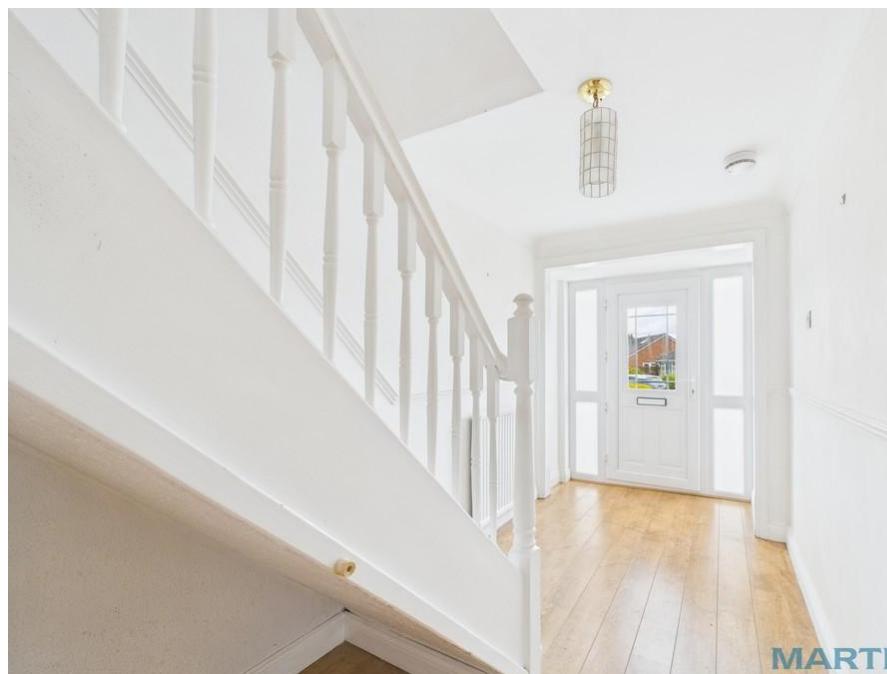
GARDENS The front garden is laid to lawn. The fence & hedged enclosed large south facing rear garden is mainly laid to lawn with a large paved patio and a mature variety of shrubs, bushes and plants. This also has a hidden nook too. Cold water external tap.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
871 ft²
80.9 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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