

**FOR SALE**



**Park Lane, Guisborough**

3 Bedrooms, 1 Bathroom, Mid Terrace

**£145,000**



## Park Lane, Guisborough

3 Bedrooms, 1 Bathroom

£145,000

FULL DESCRIPTION Charming Three-Bedroom Terraced House with Garden and Off-Street Parking

Martin & Co would like to welcome you to this great three-bedroom terraced home, ideal for families, first-time buyers, or investors alike. Close to the high street, this property offers comfortable living with a private rear garden and convenient off-street parking. Call Martin & Co 01287 631254

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, ceiling cornice, textured ceiling, wall panelling, double panelled central heating radiator, carpeted flooring and stairs leading to the first floor.

**THROUGH LOUNGE/DINER** 9' 5" x 13' 10" (2.89m x 4.24m) To front and rear aspect. Ceiling cornice, textured ceiling, dado, stone fire surround incorporating electric fire, carpeted flooring, double panelled central heating radiator, uPVC window to the rear and uPVC bay window to the front aspect.

**DINING AREA** 12' 4" x 10' 4" (3.76m x 3.16m) To rear aspect. Ceiling cornice, textured ceiling, dado, carpeted flooring, two large storage cupboards one containing a wall mounted worcester boiler double panelled central heating radiator and uPVC window.

**KITCHEN** 7' 4" x 10' 9" (2.24m x 3.28m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, gas double oven, extractor hood, vinyl flooring, central heating radiator and two uPVC window.

- Great For First Time Buyers
- Close to high street
- Close to Local Schools
- Good Investment Property
- Good family home





## FIRST FLOOR

**BEDROOM ONE** 11' 1" x 13' 11" (3.40m x 4.26m) To front aspect. Central heating radiator and uPVC bay window.

**BEDROOM TWO** 11' 3" x 10' 4" (3.44m x 3.17m) To rear aspect. Large storage cupboard, central heating radiator and uPVC window.

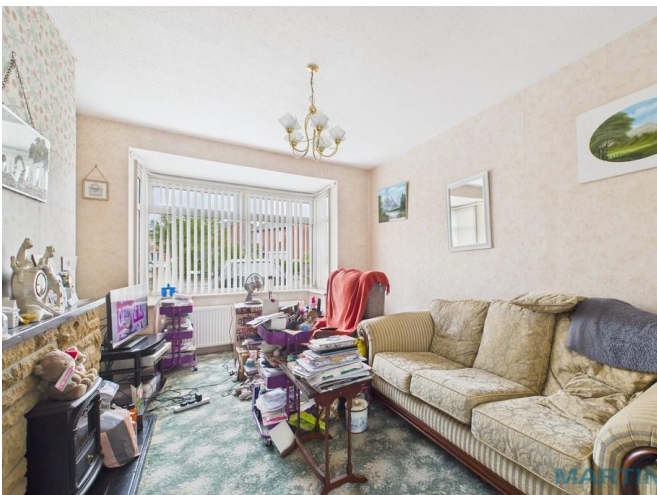
**BEDROOM THREE** 6' 8" x 7' 11" (2.05m x 2.43m) To front aspect. Central heating radiator and uPVC window.

**SHOWER ROOM** Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, step in shower with Mira electric shower glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

## EXTERNALLY

**DRIVEWAY** Providing parking.

**GARDENS** The front area is brick paved drive for parking. The fence enclosed rear garden is mainly brick paved with a paved patio and a variety of raised beds. Cold water external tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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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 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.

