



**16 Linnet Close, Guisborough, TS14 8LZ**  
**£299,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this upgraded and improved detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2017 the property is still covered by its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include wood burning stove to the lounge, French doors to the rear and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from well presented gardens with lawns, patio and external tap. There is a double driveway leading to a garage with power and light.

Tenure - Freehold  
Estate Management Fee - £200 pa.  
Council Tax - Band E

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With LVT flooring.

#### Lounge 17'2"(max) x 10'4"(max) (5.25m(max) x 3.16m(max))

With wood burning stove plus feature walk in bay window, carpets and blinds.

#### Dining Kitchen 25'11" x 9'8" (7.91m x 2.95m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, dishwasher, American fridge freezer plus 1.5 sink and mixer tap. Having recessed spot lights, LVT flooring and French doors leading to the rear garden.

#### WC 5'4" x 2'9" (1.65m x 0.84m)

Having contemporary white sanitary ware with vanity basin, tiling and ladder radiator.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 14'1" x 9'11" (4.30m x 3.03m)

With fitted wardrobes, carpets and blinds.

#### En Suite 7'9" x 5'2" (2.37m x 1.60m)

Having contemporary white sanitary ware with tiling and wall boards plus recessed spot lights and vinyl flooring.

#### Bedroom 2 11'6"(max) x 10'9"(max) (3.53m(max) x 3.29m(max))

With carpets and blinds.

#### Bedroom 3 11'7" x 9'11" (3.55m x 3.04m)

With carpets and blinds.

#### Bedroom 4 8'6" x 8'4" (2.61m x 2.55m)

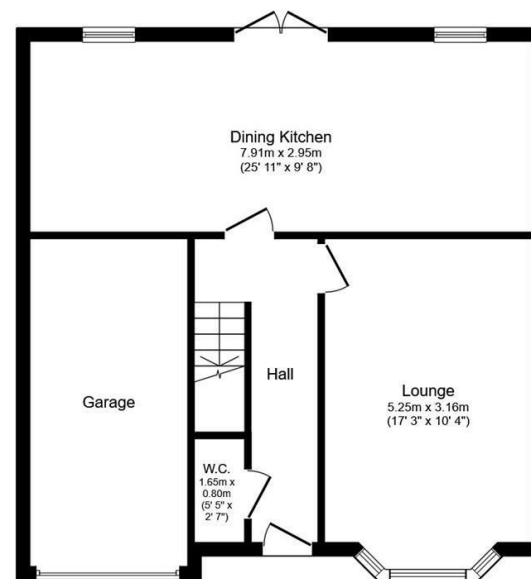
With carpets and blinds.

#### Bathroom 8'2"(max) x 6'11"(max) (2.50m(max) x 2.11m(max))

Having contemporary white sanitary ware with shower and screen to bath, ladder radiator, tiling, recessed spot lights and vinyl flooring.

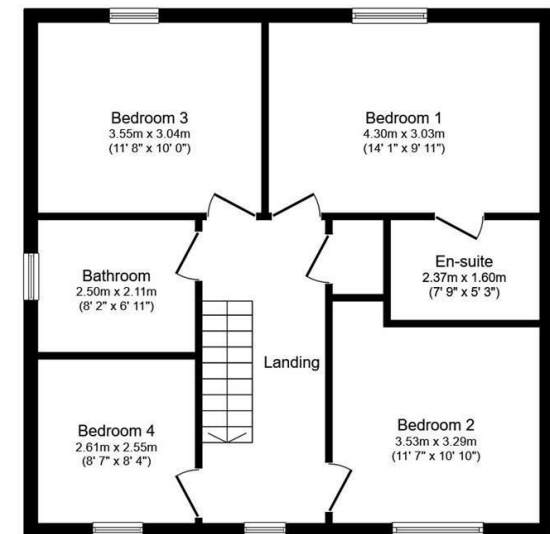
### EXTERNAL

The property benefits from well presented gardens with lawns, patio and external tap. There is a double driveway leading to a garage with power and light.



Ground Floor

Floor area 64.9 sq.m. (699 sq.ft.)



First Floor

Floor area 63.2 sq.m. (680 sq.ft.)

Total floor area: 128.1 sq.m. (1,379 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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