

**FOR SALE**



**Lime Road, Guisborough**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**£155,000**



## Lime Road, Guisborough

3 Bedrooms, 1 Bathroom

**£155,000**

- Great For First Time Buyers
- Close to High Street
- Large Open Plan Living Kitchen Room
- Schools and College close by
- Large Drive for Multiple Cars



FULL DESCRIPTION Martin & Co would like to welcome to the market this well presented semi-detached property, offering spacious living in a good location. This charming home features 3 - 4 bedrooms, providing versatile accommodation to suit your needs. The open-plan lounge, dining, and kitchen area creates a bright and welcoming space, perfect for family gatherings or entertaining. With a large garden, there's plenty of room for outdoor activities and relaxation. Whether you're looking for a family home or a place to grow, this property is sure to impress.

Call Martin & Co now on 01287 631254 to arrange your viewing.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE** uPVC entrance door, ceiling cornice, textured ceiling, laminate flooring and stairs leading to the first floor.

**OPENPLAN LOUNGE DINER** 35' 1" x 10' 6" (10.71m x 3.22m) To front, side and rear aspect. Ceiling cornice, textured ceiling, brick in lay fire surround incorporating large log burning stove, laminate flooring, double panelled central heating radiator and uPVC window.

**KITCHEN AREA** To side and rear aspect. Range of wall, base and drawer units with blue wood effect doors and fascias, 1.5 bowl coloured inset sink unit, mixer tap, tiled and laminate splash backs, laminate work surfaces, space for oven, concealed wall mounted gas central heating boiler, laminate flooring, two wall mounted panelled central heating radiator, uPVC windows and French doors leading to the garden.

#### FIRST FLOOR





**LANDING** With uPVC window and loft access hatch and carpet flooring.

**BEDROOM ONE** 11' 2" x 7' 2" (3.41m x 2.20m) To rear aspect. Ceiling cornice, inset lighting, carpet flooring and uPVC window.

**BEDROOM TWO** 8' 0" x 7' 2" (2.46m x 2.20m) To rear aspect. Ceiling cornice, carpet flooring and uPVC window.

**BEDROOM THREE** 10' 2" x 6' 4" (3.12m x 1.94m) Accessed via Bedroom four. To front aspect. Ceiling cornice, central heating radiator, built in cupboard, carpet flooring and uPVC window.

**BEDROOM FOUR** 10' 7" x 7' 4" (3.23m x 2.26m) To front aspect. Ceiling cornice, carpet flooring, uPVC window and door leading to bedroom 3.

**BATHROOM** Fully clad walls and ceiling. White suite comprising: low level WC with push button flush, vanity

inset wash hand basin with cupboard, L shaped panelled bath with shower over, glazed side screen, inset lighting, extractor fan light, vinyl flooring, central heating radiator and uPVC window.

**GARDENS** The front garden is gravelled and parking. The large fenced and hedge enclosed rear garden is mainly laid to lawn with a paved, moulded concrete and slated patio areas and a variety of shrubs, bushes and plants.

**DRIVEWAY** Providing parking for multiple cars.

**GARAGE** With up and over door, side courtesy door, window, power and light.

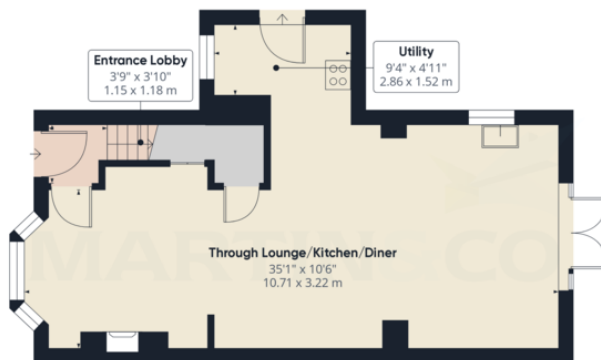




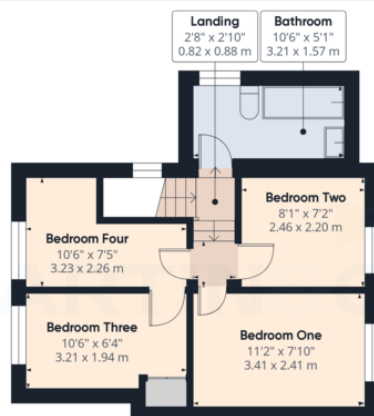
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Ground Floor



Floor 1

Approximate total area<sup>®</sup>

915.47 ft<sup>2</sup>  
85.05 m<sup>2</sup>

(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

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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.