

**FOR SALE**



## **Carlow Close, Guisborough**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£135,000**



## Carlow Close, Guisborough

2 Bedrooms, 1 Bathroom

£135,000

- Two Bedrooms
- Lounge
- Dining Kitchen
- Front Porch
- Rear porch

**FULL DESCRIPTION** Martin & Co Guisborough is pleased to offer for sale this two bedroom semi detached property. Located in the popular Hunters Hills estate in Guisborough, briefly comprising of porch, lounge, kitchen, rear porch, to the first floor there are two bedrooms and bathroom. Externally there are front garden and rear gardens with a garage and parking space to the rear.

### INTERNALLY

#### GROUND FLOOR

**STORM PORCH** 4' 1" x 3' 6" (1.24m x 1.07m) uPVC door, uPVC window, vinyl flooring and meter cupboard.

**LOUNGE** 13' 7" x 11' 11" (4.14m x 3.63m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround with granite insert and hearth incorporating electric fire, central heating radiator, uPVC window, carpet flooring and open plan staircase leading to the first floor.

**DINING KITCHEN** 11' 11" x 10' 0" (3.63m x 3.05m) To rear aspect. Wall, base and drawer units with Beech effect fascias, laminate work surfaces, tiled splash backs, coloured 1 1/2 bowl inset corner sink unit, mixer tap, four ring gas hob, electric oven, stainless steel extractor, textured ceiling, concealed Baxi gas central heating boiler, double panelled central heating radiator, vinyl flooring and uPVC window.

**REAR STORM PORCH** 5' 4" x 3' 10" (1.63m x 1.17m) uPVC door, uPVC windows and vinyl flooring.

#### FIRST FLOOR

**LANDING** With ceiling cornice, uPVC window, carpet flooring and loft access hatch to loft space.





**BEDROOM 1** 10' 0" x 9' 10" (3.05m x 3m) To front aspect. Sliding wardrobes with mirrored doors, central heating radiator, carpet flooring and uPVC window with open views.

**BEDROOM 2** 10' 2" x 6' 4" (3.1m x 1.93m) To rear aspect. Over stairs cupboard housing hot water tank, carpet flooring, central heating radiator and uPVC window.

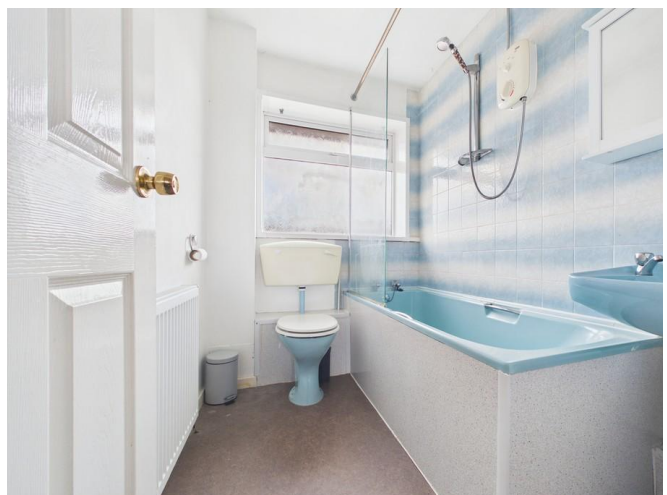
**BATHROOM** 7' 2" x 5' 3" (2.18m x 1.6m) Coloured suite comprising WC., pedestal wash hand basin, panelled bath with Mira Zest electric shower over, central heating radiator, vinyl flooring and uPVC window.

#### EXTERNALLY

**GARDENS** The front garden is mainly laid to lawn with hedge borders and paved pathway. The fence enclosed rear garden is mainly laid to lawn with a paved patio

pathway and pebbled area. With gate side and rear access and cold water external tap.

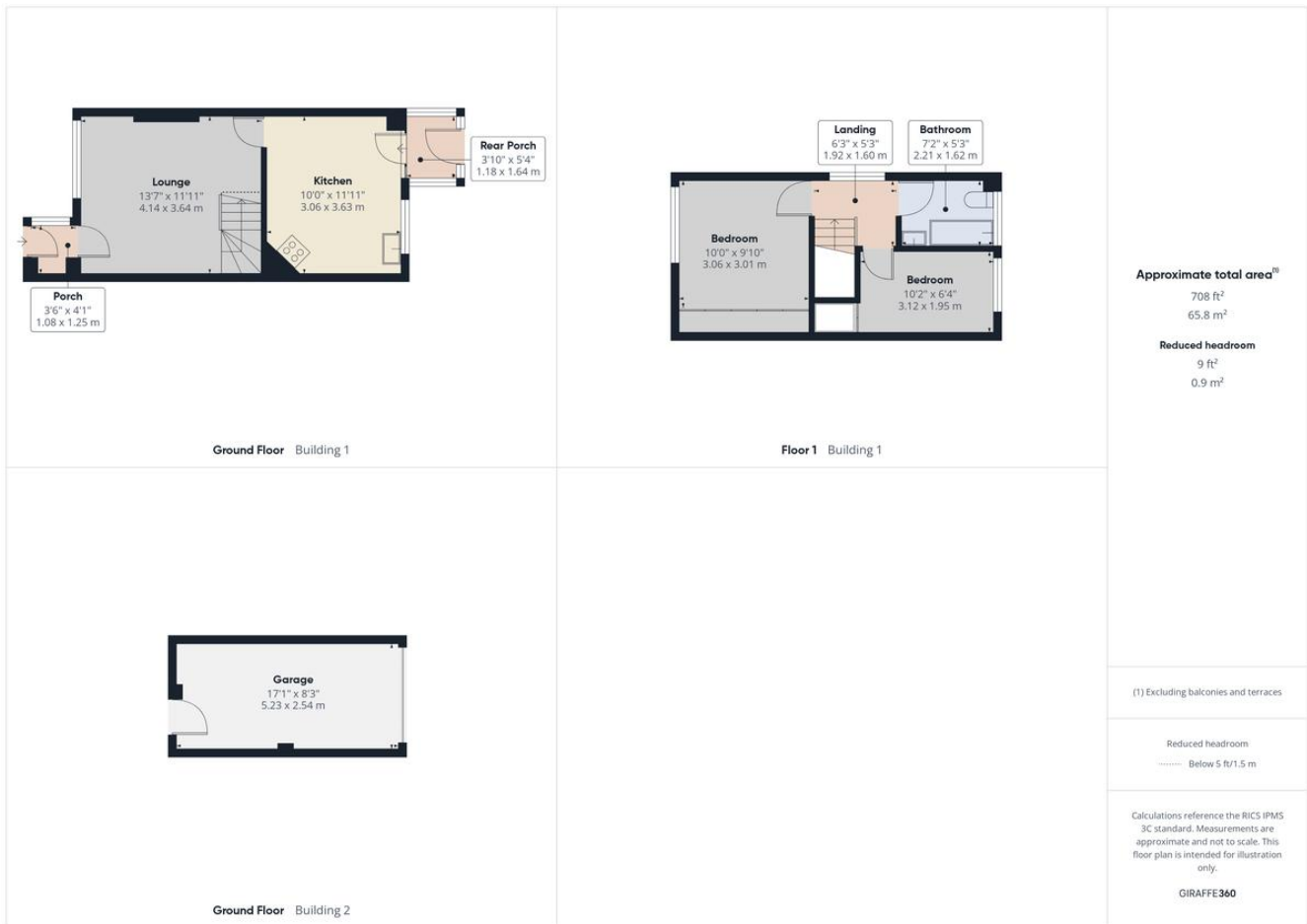
**GARAGE** 17' 1" x 8' 3" (5.21m x 2.51m) Garage with up and over door and rear courtesy uPVC door. Power and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Martin & Co Guisborough**  
83 Westgate • • Guisborough • TS14 6AF  
T: 01287 631254 • E: Guisborough@martinco.com

**01287 631254**  
<http://www.martinco.com>



**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 mpart 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.