

FOR SALE



Thames Avenue, Guisborough

4 Bedrooms, 1 Bathroom, Semi-Detached House

£240,000


MARTIN&CO



Thames Avenue, Guisborough

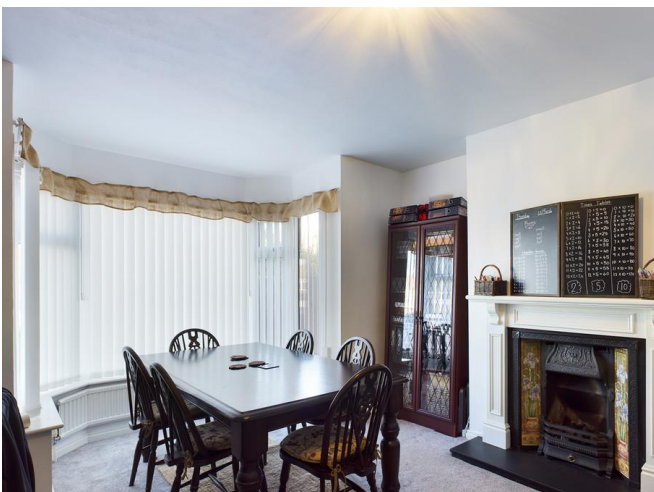
4 Bedrooms, 1 Bathroom

£240,000

- Fantastic Rear Garden
- Downstairs W/c
- Lounge
- Separate Dining Room
- Spacious CONSERVATORY

FULL DESCRIPTION The floorplan comprises of porch, hallway with ample storage. The dining room with fire surround and bay window giving a very light and airy feel. The lounge is situated to the rear of the property and has the advantage of having access into a spacious conservatory with doors leading out onto raised decking which will be ideal for the summer months. The modern kitchen has a range of wall and base units and leads to the lobby for access to the garage and a downstairs w/c. The upper level has four bedrooms, a family bathroom with a separate shower cubicle. The landing is a split level with separate W/c and loft access. The property is well maintained throughout. Externally: The front consists of ample parking with a paved driveway, garage, side access to the rear garden and lawn to borders to the front. The rear really is fantastic for entertaining in the summer evenings which has a raised decking area, patio area and is very private with trees, pots and mainly lawn to borders.

This would be a good investment buy with an good rental yield. Currently being advertised with a sitting tenant.



PORCH UPVC Double glazed door to entrance porch with further door opening into entrance hall.

HALLWAY Hallway leading to stairs, under stairs storage cupboard, gas and electric consumer unit, light fitting, burglar alarm sensor, single glazed wood and wooden door, radiator with TRV, boiler programmer, laminate flooring and doors leading to dining room, lounge and kitchen.

LOUNGE 15' 10" (max) x 12' 7" (4.83m (max) x 3.85m) Artex ceiling, pendant light, UPVC Double glazed bay window to front aspect, wall lights x2, radiator, designer radiator, gas fire inset into feature surround with tiled



hearth and insert and carpet.

DINING ROOM 14' 5" x 10' 10" (4.41m x 3.31m)
Pendant light, burglar alarm sensor, aluminium framed sliding doors leading into the conservatory, multi fuel smokeless wood burner stove inset into chimney breast with tiled hearth, NTL point, radiator and laminate flooring.

CONSERVATORY 17' 9" x 9' 6" (5.42m x 2.91m) Good size conservatory with self clean glass and french doors opening onto decked area, pendant lights x2, NTL point, double glazed windows and laminate flooring.

KITCHEN 11' 1" x 9' 1" (3.38m x 2.79m) Recently refurbished kitchen comprising of a range of fitted wall and base units with soft closers and wood block worktops, inset Belfast sink including antique style mixer tap over, range style gas cooker with stainless steel extractor hood over, plumbing for dishwasher, tiled splash backs, double glazed window to rear

aspect, spot light fitting, laminate flooring and double glazed door to lobby.

LOBBY Stable door to the garden and integral door to garage.

CLOAKROOM Close coupled W/C, Baxi central heating boiler, wash hand basin with chrome mixer tap over, extractor fan and laminate flooring.

HALL STAIRS & LANDING Stairs leading to the landing with access to the boarded and insulated loft including retractable ladder, light and power, shelved storage cupboard with overhead cupboard, pendant light and carpet.

BEDROOM 4 9' 2" x 8' 3" (2.81m x 2.54m) Artex ceiling, dome light, UPVC DG window to front aspect, radiator inc TRV, folding door and carpet.

BEDROOM 1 15' 11" (max) x 11' 0" (4.85m x 3.37m)



UPVC Double glazed bay window to the front aspect, pendant light, wall light, artex ceiling, radiator with TRV, designer radiator and carpet.

BEDROOM 2 11' 4" x 10' 9" (3.47m x 3.30m) UPVC double glazed window to rear aspect, spot light fitting, radiator inc TRV and carpet.

BEDROOM 3 13' 8" x 8' 6" (4.17m x 2.60m) UPVC DG windows to the front & rear aspects, part glazed door, spot lights, TV Aerial, radiator inc TRV x2, coving, dado rail and carpet.

BATHROOM Spot lights, extractor fan, tiled shower cubicle with mains shower, panelled bath, pedestal hand wash basin, chrome towel radiator, UPVC DG frosted window to side aspect, tiled walls and laminate floor.

CLOAKROOM Low level w/c, spot lights, part tiled walls and laminate floor.

EXTERNALLY Driveway

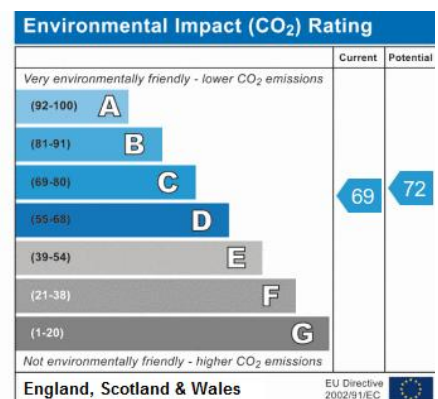
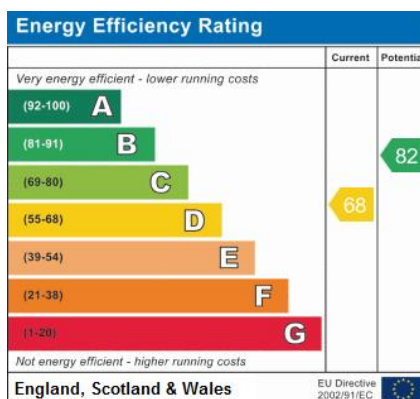
Block paved driveway providing off road parking for numerous vehicles and leading to the garage.

Garage

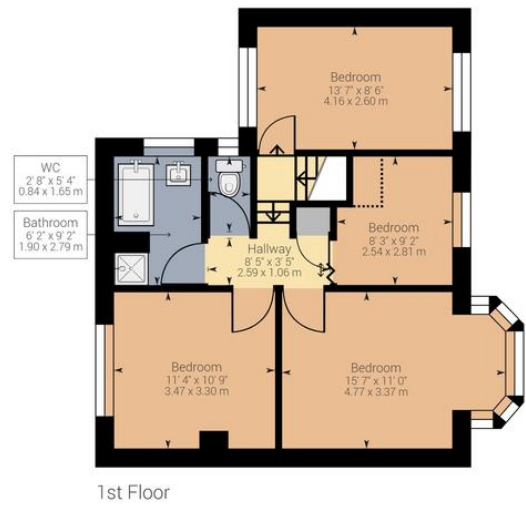
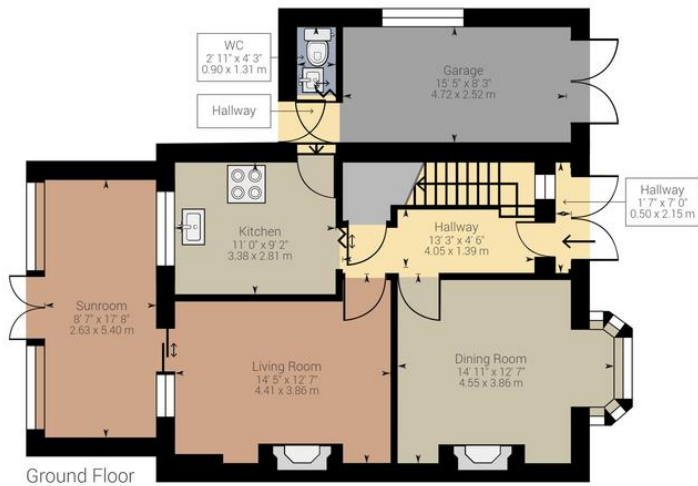
Double wooden doors, plumbing for washing machine, light and power and door leading to the rear lobby.

Rear Garden

Good sized enclosed rear garden mainly laid to lawn. Decked area leading away from the conservatory with steps down to the lawn. Block paved seating area, shed, well stocked flowerbeds, gate leading to the front of the property, outside light and socket.







Approximate net internal area: 1325.47 ft² (1458.41 ft²) / 123.14 m² (135.49 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

01287 631254



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.