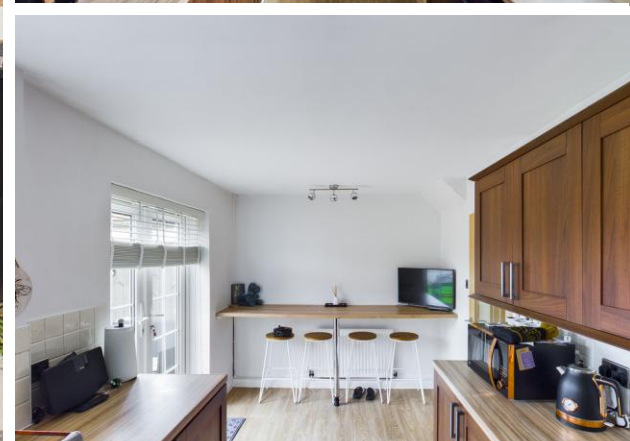


FOR SALE



Barnaby Place, Guisborough
£140,000


MARTIN&CO



Barnaby Place, Guisborough

3 Bedrooms, 1 Bathroom

£140,000

- Ideal for First Time Buyers
- Three Bedrooms
- Spacious Lounge
- Open Plan Breakfast Kitchen
- Off Road Parking

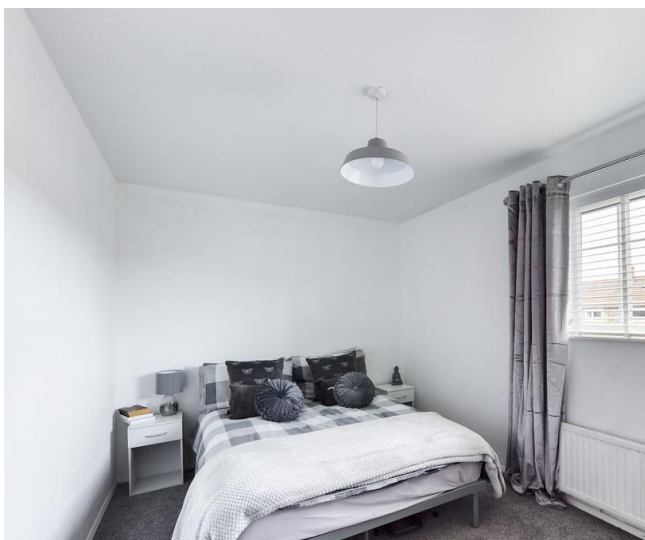
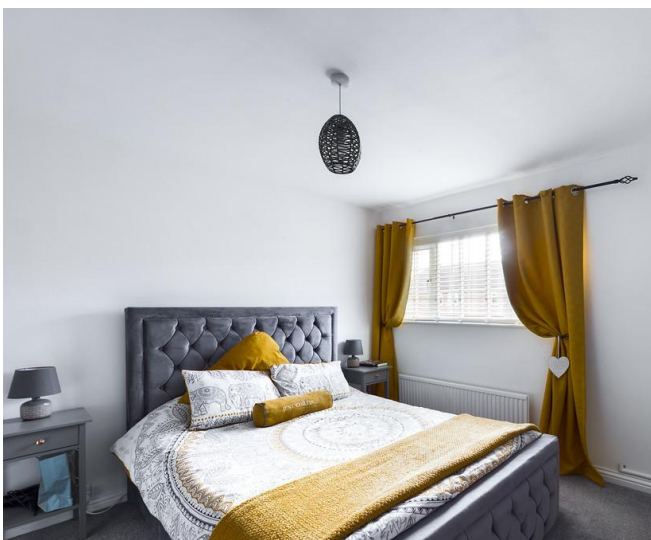
FULL DESCRIPTION Martin & Co Guisborough are excited to bring to the market this three bedroom terraced property which is conveniently situated within a short walk from Guisborough high street. This property has been recently refurbished and is an ideal opportunity for first time buyers. Viewing is highly recommended.

INTERNALLY

GROUND FLOOR

LOUNGE 12' 7" x 12' 5" (3.85m x 3.79m) To front aspect with open plan entrance hall leading to the lounge. Entrance hall has laminate flooring, uPVC Door, uPVC window and stairs leading to first floor. The lounge area has carpet flooring, ceiling cornice, central heating radiator, under stairs storage cupboard and uPVC double glazed window.

KITCHEN 18' 10" x 8' 4" (5.75m x 2.56m) To rear aspect. Range of wall, base and drawer units with dark wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge / freezer, vinyl flooring, inset lighting, central heating radiator, breakfast bar, uPVC double



glazed windows and uPVC French doors leading to the rear garden.

FIRST FLOOR

LANDING With loft access hatch to loft space and airing cupboard housing Potterton gas central heating boiler.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath with mixer shower over, glazed side screen, tiled flooring, inset lighting, heated towel rail and uPVC double glazed windows.

BEDROOM 12' 7" x 10' 9" (3.84m x 3.28m) To front aspect. Fitted open wardrobe unit, central heating radiator, carpet flooring and uPVC double glazed window.

BEDROOM 12' 9" x 8' 5" (3.89m x 2.57m) To rear aspect. Central heating radiator, carpet flooring and

uPVC double glazed window.

BEDROOM 10' 0" x 9' 8" (3.07m x 2.95m) To front aspect. This bedroom has is currently used as a dressing room and has been fitted with open wardrobe unit, central heating radiator, vinyl flooring and uPVC double glazed window.

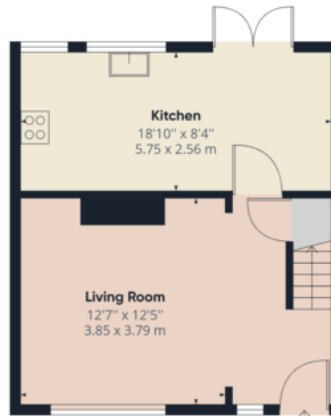
EXTERNALLY

GARDENS The fence enclosed rear garden has a side alley access which is gated. There is a paved patio area, which leads to a central lawn area with a pleasant decked area to the far end of the garden. There are two outside storage cupboards and cold water external tap.

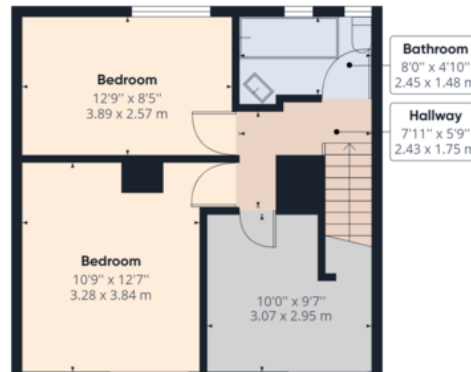
PARKING Pebbled area to the front of the property is used by the current owners to provide off road parking for up to two cars.



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Ground Floor Building 1



Approximate total area⁽¹⁾

802.14 ft²

74.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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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 form 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.