

FOR SALE



Aldenham Road, Guisborough

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Guide Price £92,500





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- Extended Lease
- Ideal for First Time Buyers or Investors
- Ground Floor Apartment
- Two Bedrooms
- Front Garden



FULL DESCRIPTION ** EXTENDED LEASE ** Martin & Co Guisborough is excited to bring to the market this ground floor flat which has an extended lease which has approximately 139 years remaining. Located in the popular Kemplah Park area of Guisborough at the foot of Guisborough Hills which offers excellent walking and cycling routes. Ideal purchase for first time buyers or investors looking to rent the apartment out.

INTERNALLY ** MORE PICTURES TO FOLLOW **

ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, central heating radiator, laminate flooring and storage cupboard.

BEDROOM 8' 5" x 6' 7" (2.57m x 2.03m) To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BATHROOM Part tiled. Coloured suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Redring electric shower over, shower curtain, vinyl flooring, heated towel rail and uPVC window.

LOUNGE 14' 3" x 10' 9" (4.36m x 3.29m) To front aspect. Ceiling cornice, textured ceiling, laminate flooring, central heating radiator and Patio doors.

KITCHEN 8' 11" x 7' 6" (2.72m x 2.30m) To rear aspect. Range of wall, base and drawer units with light fascias, coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, 5 ring gas hob, electric oven, Ideal gas central heating boiler, laminate flooring and uPVC window.

BEDROOM 12' 2" x 9' 10" (3.72m x 3.00m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.



EXTERNALLY

GARDEN The front garden can be accessed via patio doors from the lounge and is laid to lawn.

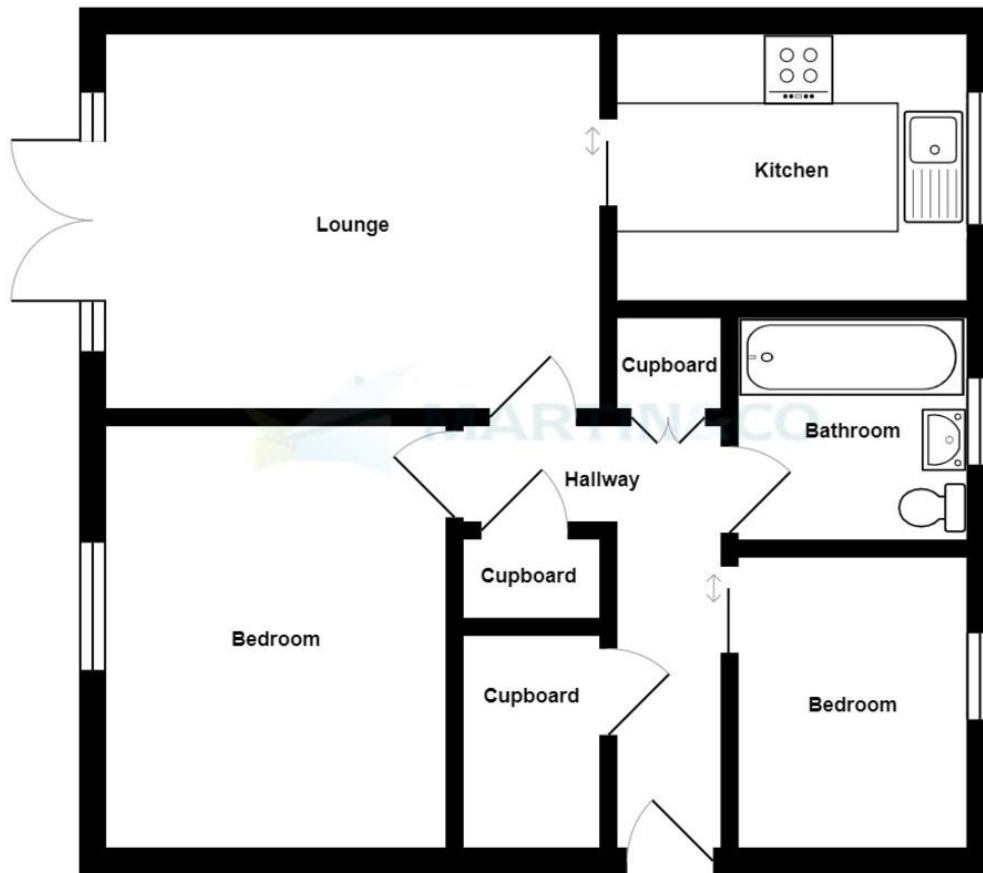
DRIVEWAY Providing off road parking.

GARAGE With up and over door.

PLEASE NOTE The lease has been extended From 17 February 2011 And Expires On 30 January 2163. Approx Lease Term Remaining 139 years



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		



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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.