

TO LET



Allison Street , Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£695 pcm

MARTIN&CO



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3 Bedrooms, 1 Bathroom

£695 pcm

Date available: Available Now

Deposit: £695

Unfurnished

Council Tax band: B

- Poplar Location
- Situated near local amenities
- Open plan lounge / diner
- Three Bedroom's
- Rear Yard
- Generous sized living room
- Unfurnished

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this attractive THREE bedroom Terraced property, situated on Allison Street, Guisborough. Located a short walk from Guisborough Market Town, the property briefly comprises; Entrance hall, Hallway, Lounge, Dining Room, Kitchen, Downstairs Bathroom and Three Bedrooms to the First Floor. The property also benefits from having a sunny rear yard. On Street Parking is available. Please call Martin and Co now to book your viewing of this lovely home.

INTERNALLY

GROUND FLOOR

ENTRANCE PORCH 3' 1" x 3' 0" (0.96m x 0.92m)
Entrance door and carpet flooring. Door leading to hallway.

HALLWAY 10' 0" x 2' 11" (3.07m x 0.90m) Ceiling cornice, central heating radiator, carpet flooring and stairs leading to the first floor.





LOUNGE 12' 4" x 10' 6" (3.78m x 3.21m) To front aspect. Ceiling cornice, textured ceiling, dado, electric fire carpet flooring, double panelled radiator and uPVC bay.

DINING ROOM 11' 9" x 10' 6" (3.59m x 3.22m) To side aspect. Double panelled radiator, carpet flooring with a tiled area and uPVC window. Understairs Cupboard.

KITCHEN 8' 6" x 7' 5" (2.61m x 2.28m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric oven, extractor hood space for washing machine, Ideal gas central heating boiler, tiled flooring, central heating radiator, uPVC window and door leading to back yard.

BATHROOM 4' 10" x 7' 3" (1.49m x 2.23m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, tiled flooring, central heating radiator and uPVC window.

FIRST FLOOR

LANDING 7' 8" x 5' 1" (2.35m x 1.57m) With loft access and large storage cupboard.

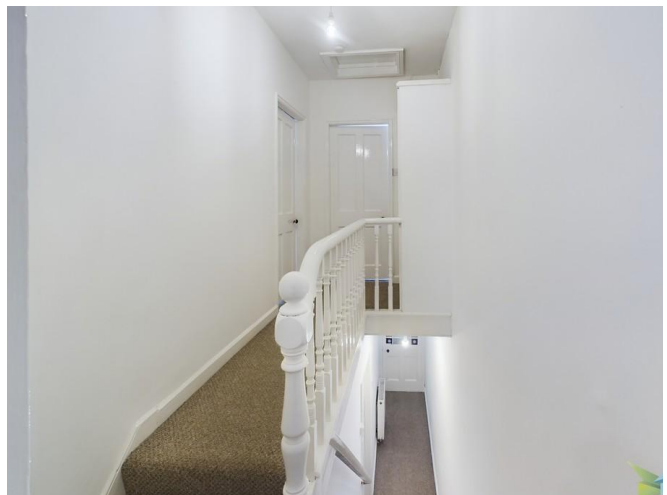
BEDROOM ONE 11' 2" x 14' 0" (3.41m x 4.29m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM TWO 11' 1" x 8' 0" (3.40m x 2.45m) To side aspect. Central heating radiator, carpet flooring, decorative fireplace and uPVC window.

BEDROOM THREE 8' 6" x 7' 5" (2.61m x 2.27m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

REAR YARD Yard with access gate to rear alleyway.



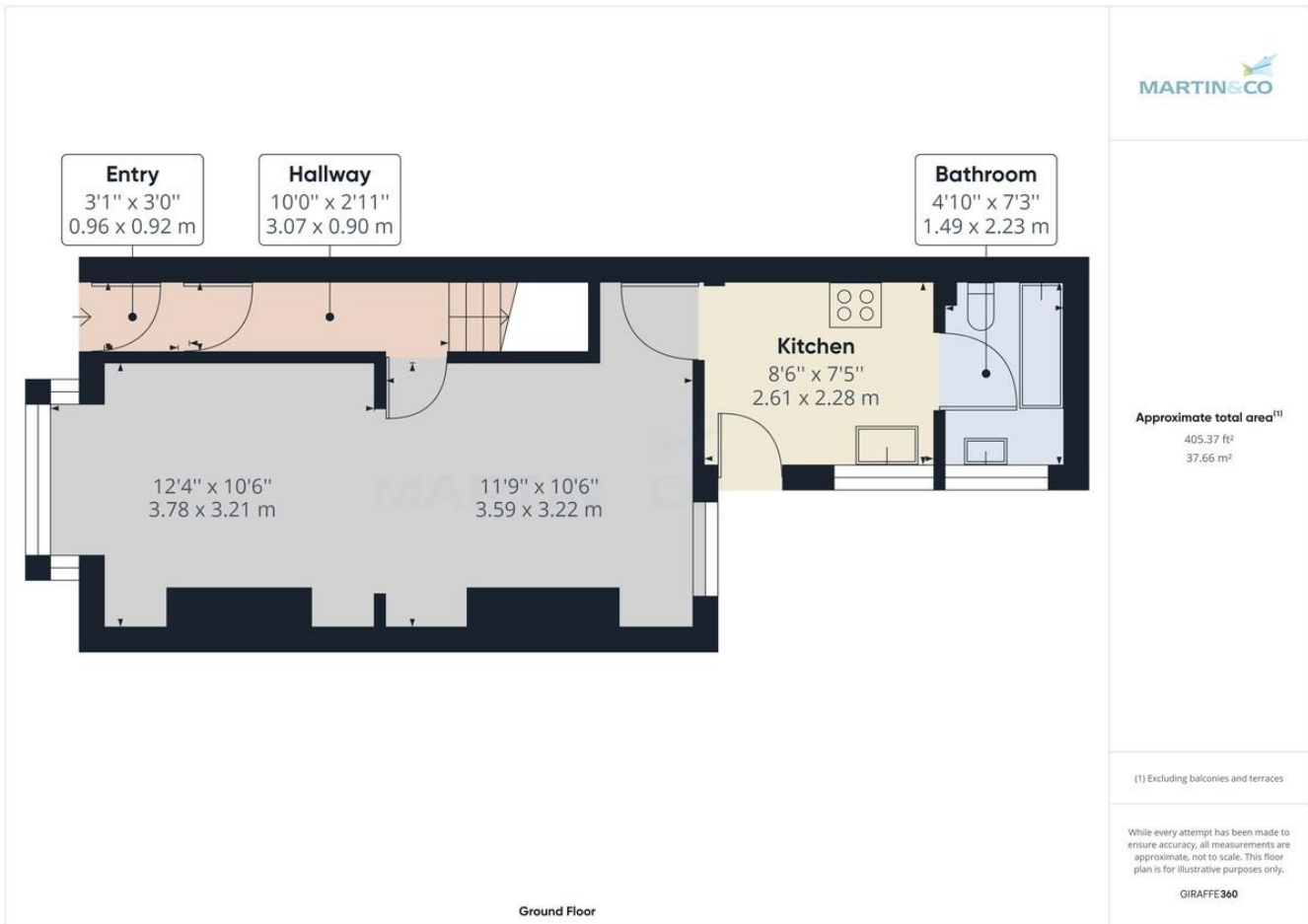
PARKING Permit Parking Available.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	





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.