TO LET

1



1.12

Wilson Street, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£695 pcm





Wilson Street, Guisborough

3 Bedrooms, 1 Bathroom £695 pcm

Date available: Available Now Deposit: £695 Unfurnished Council Tax band: A

- Renovated Property!
- Close to local amenities
- Three generous bedrooms
- Brand New Kitchen
- Permit Parking Available
- Lovely family home
- Excellent location

FULL DESCRIPTION Martin and Co are pleased to welcome to the market, this spacious THREE bedroom terraced property, located on Wilson Street, Guisborough. Briefly comprising; entrance porch, cosy lounge, large kitchen, utility room, downstairs bathroom, rear yard and three generous sized bedrooms to the first floor. Having undergone recent renovations, this lovely home now has a modern feel throughout. Virtual tour available. Please call Martin and Co now to organise a viewing.

INTERNAL

GROUND FLOOR

ENTRANCE PORCH 3' 1" x 3' 0" (0.96m x 0.92m) uPVC entrance door, carpet flooring and door leading to Lounge.

LOUNGE 13' 2" x 14' 4" (4.02m x 4.39m) To front aspect. Ceiling cornice, textured ceiling, fire surround incorporating electric fire, carpet flooring, central heating radiator and uPVC window.





KITCHEN/DINER 11' 0" x 11' 3" (3.37m x 3.43m) To rear aspect. Range of wall, base and drawer units with light grey fascias, stainless steel inset sink unit, mixer tap, laminate upsills, laminate surfaces, ceramic hob, electric oven, extractor hood, space for freestanding fridge / freezer, vinyl flooring, double panelled radiator and uPVC window. Door leading to utility and stairs.

BATHROOM 5' 4" x 6' 7" (1.65m x 2.01m) Fully cladded. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Triton shower over, shower curtain, extractor, vinyl flooring, central heating radiator and uPVC window.

UTILITY ROOM 6' 1" x 6' 7" (1.87m x 2.02m) To rear aspect. Laminate work surfaces, plumbing for washing machine, courtesy door to the yard and uPVC window.

and carpet flooring.

BEDROOM ONE 11' 2" x 11' 4" (3.42m x 3.47m) To rear aspect. Ceiling cornice, fitted cupboard housing boiler, central heating radiator and uPVC window. Carpet flooring.

BEDROOM TWO 13' 3" x 7' 1" (4.05m x 2.17m) To front aspect. Textured ceiling, carpet flooring, central heating radiator and uPVC window.

BEDROOM THREE 10' 1" x 7' 0" (3.09m x 2.15m) To front aspect. Textured ceiling, carpet flooring, central heating radiator and uPVC window.

FIRST FLOOR



LANDING 2' 9" x 7' 1" (0.85m x 2.16m) With loft access



Energy Efficiency Rating









Martin & Co Guisborough 83 Westgate • • Guisborough • TS14 6AF

01287 631254 T: 01287 631254 • E: Guisborough@martinco.com http://www.martinco.com **MARTIN&CO**

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 jour ney 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.

