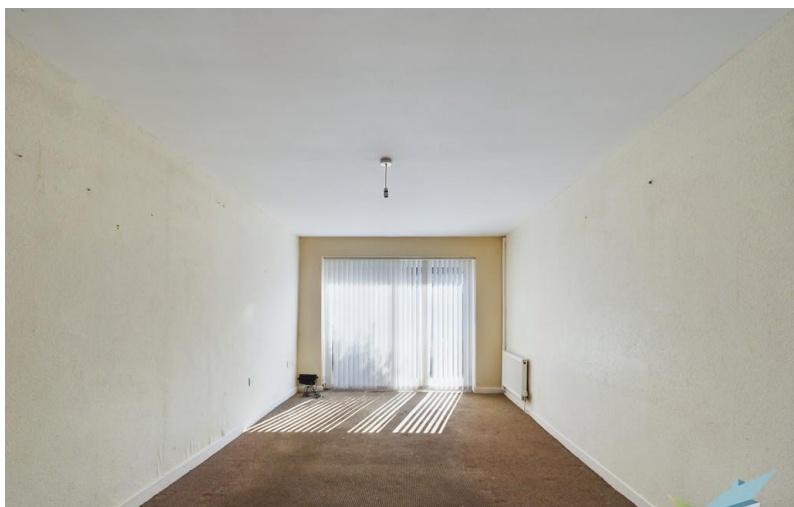


FOR SALE



Newlands Road, Skelton

3 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

£160,000

MARTIN&CO



Newlands Road, Skelton

3 Bedrooms, 1 Bathroom

£160,000

- Popular Location
- Ground Floor Bedroom
- Open Plan Lounge/Diner
- Two Further First Floor Bedrooms
- Ground Floor Bathroom



FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this three bedroom semi-detached dorma bungalow. In need of some modernisation, the property is situated in the popular Skelton Green. Briefly comprising: Entrance hall, ground floor bedroom, breakfast kitchen, open plan lounge / dining room and two first floor bedrooms. Gated driveway providing off road parking and rear garden. Viewing is highly recommended - call to book a viewing now!

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 10' 7" x 2' 10" (3.23m x 0.87m)
uPVC entrance door, central heating radiator, vinyl flooring and storage cupboard.

BREAKFAST KITCHEN 13' 1" x 8' 11" (3.99m x 2.73m)
To rear aspect. Range of wall, base and drawer units with wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for oven, vinyl flooring, central heating radiator and uPVC window.

BATHROOM 6' 3" x 5' 5" (1.93m x 1.67m) Part tiled.
White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, extractor, vinyl flooring, central heating radiator and uPVC window.

BEDROOM THREE 9' 10" x 8' 9" (3.01m x 2.69m) To front aspect.
Central heating radiator, carpet flooring and uPVC window.

OPEN PLAN LOUNGE 17' 4" x 10' 3" (5.29m x 3.14m)
To rear aspect. Central heating radiator, carpet flooring and uPVC sliding doors to rear garden. Leading onto



open plan Dining Room.

OPEN PLAN DINING ROOM 13' 8" x 10' 4" (4.17m x 3.16m) To front aspect, leading from open plan Lounge. Carpet flooring, central heating radiator and uPVC window. Stairs leading to First Floor.

PARKING Provided Parking for 3-4 cars.

GARDENS The front garden is mainly laid to lawn with low wall to front and wrought iron gated access. The fence enclosed rear garden is has a paved patio with cold water external tap.

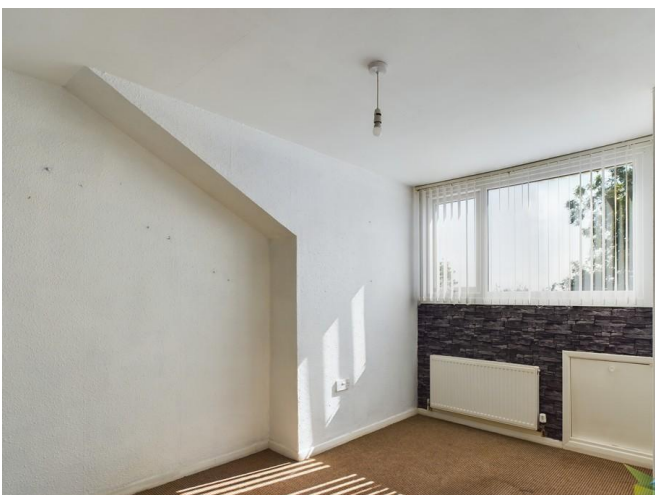
FIRST FLOOR

LANDING 3' 10" x 2' 9" (1.17m x 0.84m) Carpet Flooring.

BEDROOM ONE 12' 2" x 10' 5" (3.73m x 3.18m) To rear aspect. Sliding wardrobes, central heating radiator, carpet flooring and uPVC window.

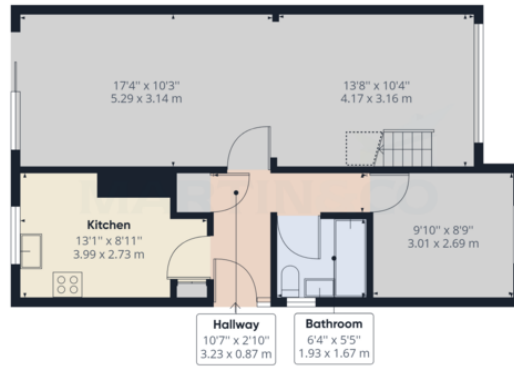
BEDROOM TWO 12' 4" x 8' 10" (3.78m x 2.71m) To rear aspect. Sliding wardrobes, central heating radiator and uPVC window. Carpet flooring and eaves access to Potterton Gas Central Heating Boiler.

EXTERNALLY

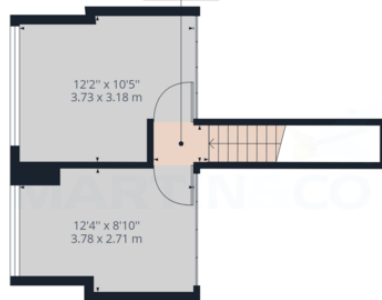




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		



Ground Floor



Floor 1

Approximate total area⁽¹⁾

848.97 ft²
78.87 m²

Reduced headroom

14.59 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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