

FOR SALE



Enfield Chase, Guisborough

2 Bedrooms, 1 Bathroom, First floor flat

£80,000



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£80,000

- Ideal Investment Opportunity
- Great for First Time Buyers
- Conveniently Situated
- Popular Hunters Hill Estate
- Close To Shops & Local Amenities



FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this TWO bedroom FIRST FLOOR Flat, which is conveniently situated above the ENFIELD CHASE shopping centre located in the popular HUNTERS HILL Estate of Guisborough. Equally ideal for first time buyers, retirement property or for an investment purchase. Briefly comprising of entrance hall, lounge, kitchen, bathroom and two bedrooms. Viewing is highly recommended. Call Martin & Co 01287 631254 for viewing.

COMMUNAL ENTRANCE

FIRST FLOOR

HALLWAY 10' 7" x 2' 11" (3.23m x 0.89m) Entrance door, textured ceiling, dado, carpet flooring, two storage cupboards one housing hot water tank and loft access.

LOUNGE 13' 3" x 11' 6" (4.04m x 3.51m) To front aspect. Ceiling cornice, textured ceiling, dado, fire surround incorporating electric fire, storage cupboard, carpet flooring and uPVC door to balcony with side window.

KITCHEN 10' 0" x 7' 1" (3.05m x 2.16m) Range of wall, base and drawer units with tile splash back and laminate work surfaces, 1.5 bowl stainless steel inset sink unit with integral waste disposal unit, mixer tap, space for freestanding cooker and fridge freezer, plumbing for washing machine and space for dishwasher and vinyl flooring.

BEDROOM 10' 6" x 9' 5" (3.2m x 2.87m) To rear aspect. Ceiling cornice, textured ceiling, carpet flooring and uPVC window.

BEDROOM 10' 5" x 5' 11" (3.18m x 1.8m) To rear aspect. Ceiling cornice, textured ceiling, carpet flooring

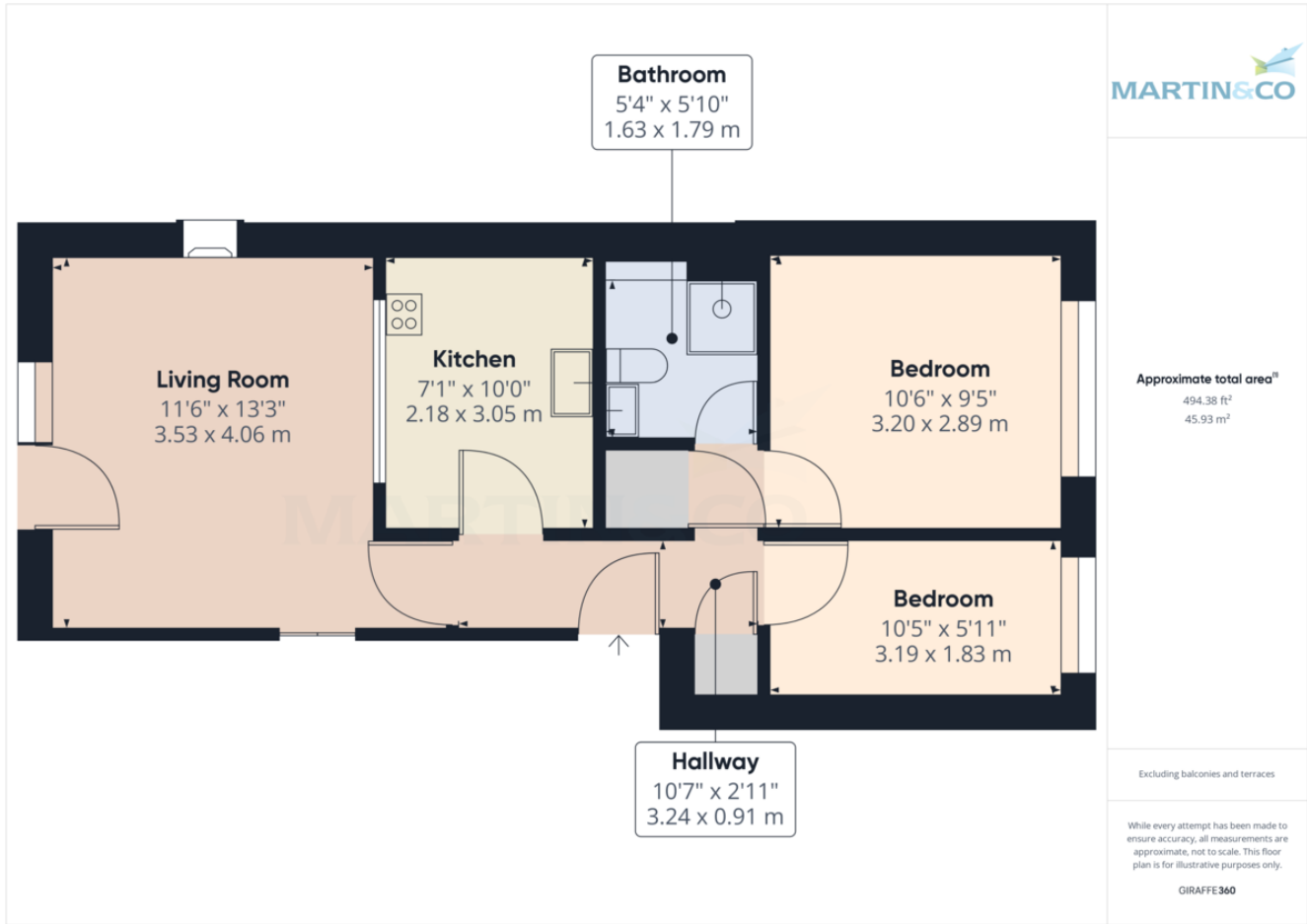


and uPVC window.

SHOWER ROOM 5' 10" x 5' 4" (1.78m x 1.63m) Fully tiled. White suite comprising: low level WC, pedestal wash hand basin, glazed shower cubical with electric shower, textured ceiling, extractor and vinyl flooring.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 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 mpart 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.