

FOR SALE



Enfield Chase, Guisborough

2 Bedrooms, 1 Bathroom, First Floor Apartment

£80,000



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2 Bedrooms, 1 Bathroom

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- Ideal Investment Opportunity
- Great for First Time Buyers
- Close to Local Amenities
- Scenic Views
- First Floor



FULL DESCRIPTION Martin and Co are pleased to welcome to the market this TWO bedroom first floor flat, located on the popular Hunters Hill Shopping Centre in Guisborough. Excellent opportunity for either an investor, a first time buyer or a retirement property. Briefly comprising of a communal entrance hallway to enter the property, large living room, kitchen, two bedrooms and a bathroom. Viewings essential to appreciate the size and views that this property has to offer, call Martin & Co 01287 631254.

INTERNALLY

COMMUNAL ENTRANCE

FIRST FLOOR

ENTRANCE HALL 11' 10" x 2' 11" (3.63m x 0.90m) Entrance door, dado, wall mounted electric radiator, carpet flooring, storage cupboard and loft access hatch.

BEDROOM 2 10' 9" x 5' 9" (3.28m x 1.77m) To rear aspect. Wall mounted electric panel radiator, carpet and uPVC window.

BEDROOM 1 10' 9" x 9' 10" (3.30m x 3.01m) To rear aspect. Wall mounted electric panel radiator, carpet and uPVC window.

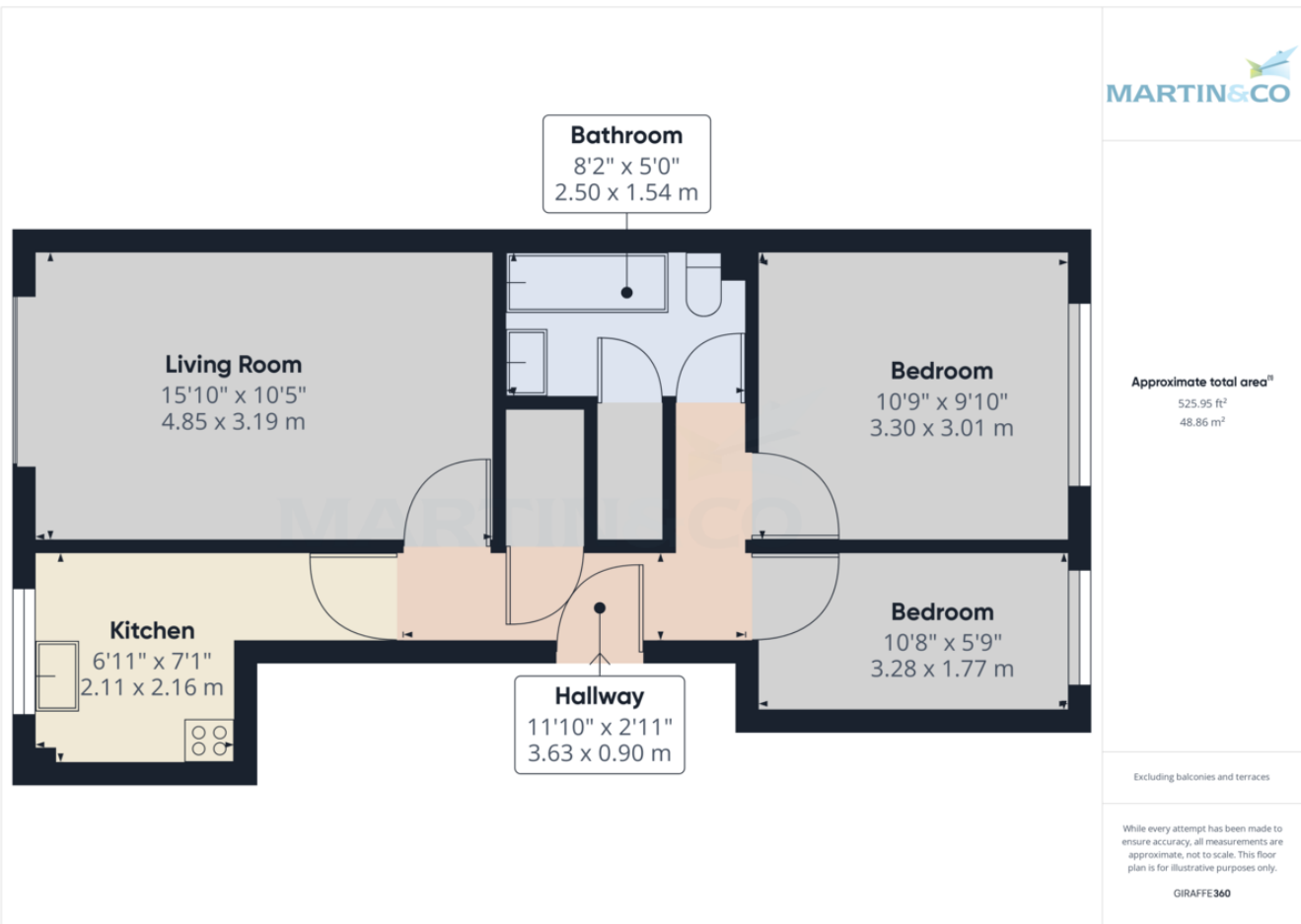
BATHROOM 8' 2" x 5' 0" (2.50m x 1.54m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with electric shower over, shower curtain, extractor, vinyl flooring, wall mounted electric heated towel rail and cupboard housing hot water cylinder.

LOUNGE 15' 10" x 10' 5" (4.85m x 3.19m) To front aspect. Carpet flooring, two wall mounted electric radiators and uPVC window.



KITCHEN 7' 1" x 6' 11" (2.16m x 2.11m) To front aspect. Range of wall, base units with white fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for fridge freezer, space for free standing oven and plumbing for washing machine, vinyl flooring and uPVC window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		



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.