

FOR SALE



Redcar Road, Guisborough

2 Bedrooms, 1 Bathroom, Mid Terraced House

£105,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

£105,000

- Ideal investment opportunity
- Close to high street
- Great for a first time buyer
- Schools and collages close by
- Popular location



FULL DESCRIPTION Martin and Co welcome to the market this two-bedroom, mid-terraced house in Guisborough. This is in a popular central location and within easy access of Guisborough High Street, as well as being close-by to local transport links, schools and college. Also has retained some lovely original features. This does require some refurbishment throughout but offers great potential for an investor/first time buyer/landlord. Comprises of Through lounge, Kitchen, bathroom and two bedrooms. Benefits from a rear court yard. Call Martin & Co to arrange a viewing now 01287 631 254

INTERNALLY

GROUND FLOOR

ENTRANCE VESTIBULE Wooden entrance door, dado, carpet flooring.

LOUNGE 11' 3" x 13' 3" (3.43m x 4.04m) To front aspect. Ceiling cornice, dado, open cast iron fire with wooden surround, carpet flooring, central heating radiator, sash bay window with seat.

DINING ROOM 9' 8" x 9' 10" (2.97m x 3.00m) To rear aspect. Ceiling cornice, dado, carpet flooring, central heating radiator and sash bay window, large storage cupboard.

KITCHEN 19' 0" x 5' 6" (5.81m x 1.69m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood concealed wall mounted Worcester gas central heating boiler, space for washer and fridge freezer, vinyl flooring, central heating radiator, strip lighting and two windows and back door access.



REAR YARD Compact rear yard with brick storage.

FIRST FLOOR

LANDING Loft access hatch and large storage cupboard.

BATHROOM ONE 11' 6" x 14' 6" (3.53m x 4.42m) To front aspect. Carpet flooring, Central heating radiator and sash window.

BEDROOM TWO 9' 10" x 7' 4" (3.00m x 2.25m) To rear aspect. Carpet flooring, central heating radiator, carpeted flooring and sash window.

BATHROOM Part tiled. White suite comprising: low level WC with flush, pedestal wash hand basin, panelled bath with Redring super 7x electric shower over, shower curtain, carpet tile flooring, central heating radiator and uPVC window.

EXTERNALLY





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	



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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 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.