

FOR SALE



Bolckow Street, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£130,000


MARTIN&CO



Bolckow Street, Guisborough

3 Bedrooms, 1 Bathroom

£130,000

- Ideal Investment Opportunity
- Attention First Time Buyers
- No Onward Chain
- Close to Town Centre
- Three Bedrooms

FULL DESCRIPTION Martin & Co Guisborough is proud to welcome to the market this charming three bedroom mid-terraced property, which is ideally situated in the heart of Guisborough. Whether you're a savvy investor or a first-time buyer, this home offers great potential. The ground floor boasts a spacious open-plan lounge and dining area, creating a welcoming and versatile space for relaxation and entertaining, the kitchen is thoughtfully designed with practicality in mind. It provides ample storage, worktop space, and room for culinary creativity. Conveniently located on the ground floor, the bathroom features modern fixtures and fittings, ensuring comfort and functionality. Upstairs, you'll find three well-proportioned bedrooms, perfect for family living or accommodating guests. Rear Yard: Step outside to the rear yard-a private outdoor space where you can enjoy fresh air, gardening, or alfresco dining.

This property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking a central location. Don't miss out-schedule a viewing today.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, carpet flooring and stairs leading to the first floor.

LOUNGE 13' 6" x 10' 4" (4.14m x 3.15m plus recess) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating electric fire, carpet flooring, double panelled central heating radiator and uPVC window.

DINING ROOM 14' 4" x 13' 3" (4.37m x 4.05m plus





recess) To rear aspect. Ceiling cornice, textured ceiling, carpet flooring, double panelled central heating radiator, under stairs cupboard and uPVC window.

KITCHEN 16' 5" x 7' 8" (5.02m x 2.36m) To rear aspect. Range of wall, base and drawer units with light fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, vinyl flooring, double panelled central heating radiator, uPVC door and uPVC window.

BATHROOM 12' 1" x 7' 8" (3.69m x 2.34m) White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, vinyl flooring, double panelled central heating radiator and uPVC window.

FIRST FLOOR

LANDING

BEDROOM 1 13' 8" x 10' 4" (4.19m x 3.16m plus



recess) To front aspect. Ceiling cornice, central heating radiator, carpet flooring and uPVC window.

BEDROOM 2 14' 6" x 7' 4" (4.42m x 2.26m plus recess) To rear aspect. fitted cupboard housing Baxi gas central heating boiler, central heating radiator, carpet flooring and uPVC window.

BEDROOM 3 11' 5" x 5' 6" (3.48m x 1.68m) To rear aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

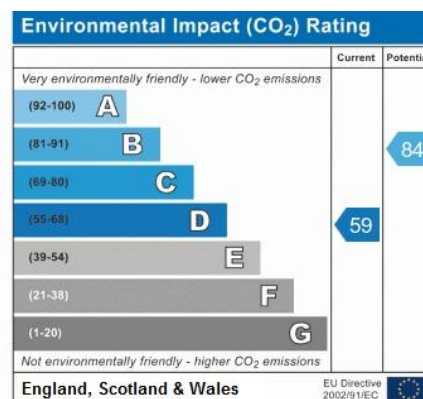
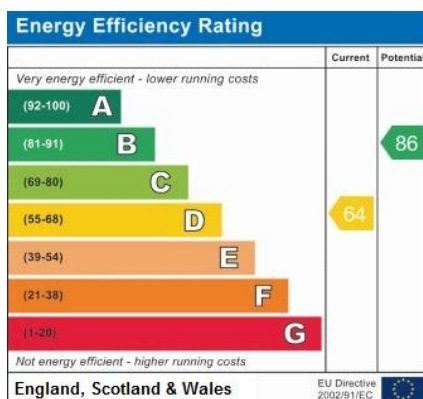
REAR YARD

ON STREET PARKING Residents permit parking available.

PLEASE NOTE There is currently a tenant in situ who is due to vacate 24th Apr 2024, therefore please be

aware these pictures were taken prior to the tenant moving in on 22nd Sep 2017. We will be reattending the property after the tenant vacates to take new photographs and produce floorplan, as there may be some decor changes.

VIEWINGS will commence upon vacation of the outgoing tenant.



Martin & Co Guisborough

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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.