

FOR SALE



Foxdale Road, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£230,000

MARTIN&CO

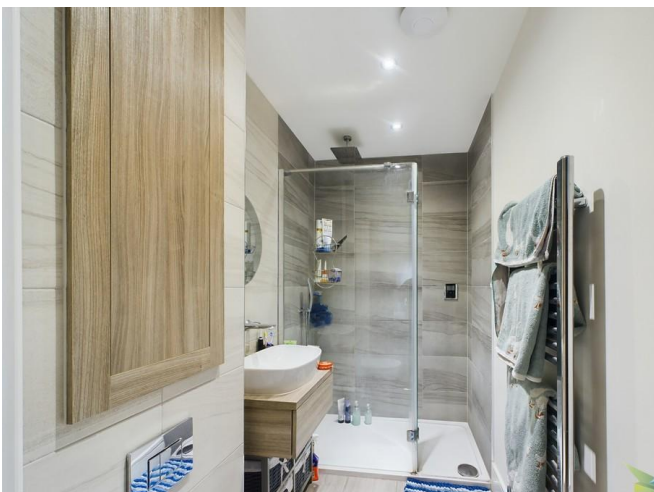


Foxdale Road, Guisborough

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- Great For First Time Buyers
- Large drive
- Beautifully decorated
- Three bedroom
- Large utility



FULL DESCRIPTION Martin & Co Guisborough are pleased to bring to the market this modern three bedroom semi detached home built by Avant. Briefly comprising of entrance lobby, hallway, kitchen diner, utility room, open plan lounge, three bedrooms including an ensuite to main bedroom, family bathroom. Externally the property benefits from a block paved driveway with off road parking for up to two cars to the front of the property and a split level rear garden.

INTERNALLY

GROUND FLOOR

ENTRANCE LOBBY 5' 9" x 4' 5" (1.75m x 1.35m) Composite entrance door, double panelled central heating radiator, storage cupboard and laminate flooring.

HALLWAY 6' 6" x 6' 1" (1.98m x 1.85m) Open plan hallway leading to Kitchen diner, door leading to utility room and open to lounge at rear aspect. Laminate flooring, central heating radiator and stairs leading to first floor, understairs storage cupboard with shelving and extractor fan.

DINING KITCHEN 13' 6" x 7' 9" (4.11m x 2.36m) To front aspect. Range of wall, base and drawer units with contrasting dark and light grey fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric double oven, extractor hood, integrated fridge / freezer, integrated dishwasher, inset lighting, double panelled central heating radiator, laminate flooring and uPVC bay window.

UTILITY ROOM 7' 8" x 5' 1" (2.34m x 1.55m) Base units with contrasting dark and light grey fascias, tiled splash backs, laminate work surfaces, plumbing for



washing machine and central heating radiator.

LOUNGE 16' 3" x 10' 9" (4.95m x 3.28m) To rear aspect. With wall panel feature wall, carpet flooring, central heating radiator and uPVC Bi fold doors leading to rear garden.

FIRST FLOOR

LANDING With uPVC window, central heating radiator, carpet flooring and loft access hatch to loft space.

BEDROOM 12' 0" x 9' 2" (3.66m x 2.79m) To rear aspect. Fitted wardrobes, central heating radiator, uPVC window and door leading to ensuite.

ENSUITE Part tiled. White suite comprising: Back to wall WC with push button flush, vanity inset wash hand basin with cupboard under, Large shower cubical with shower over, glazed side screen, extractor, tiled flooring and heated towel rail.

BEDROOM 10' 3" x 9' 3" (3.12m x 2.82m) To front aspect. Carpet flooring, central heating radiator and uPVC window.

BEDROOM 8' 9" x 7' 1" (2.67m x 2.16m) To rear aspect. Laminate flooring, central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath with waterfall shower over, glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY

DRIVEWAY Block paved driveway with parking for up to 2 cars.

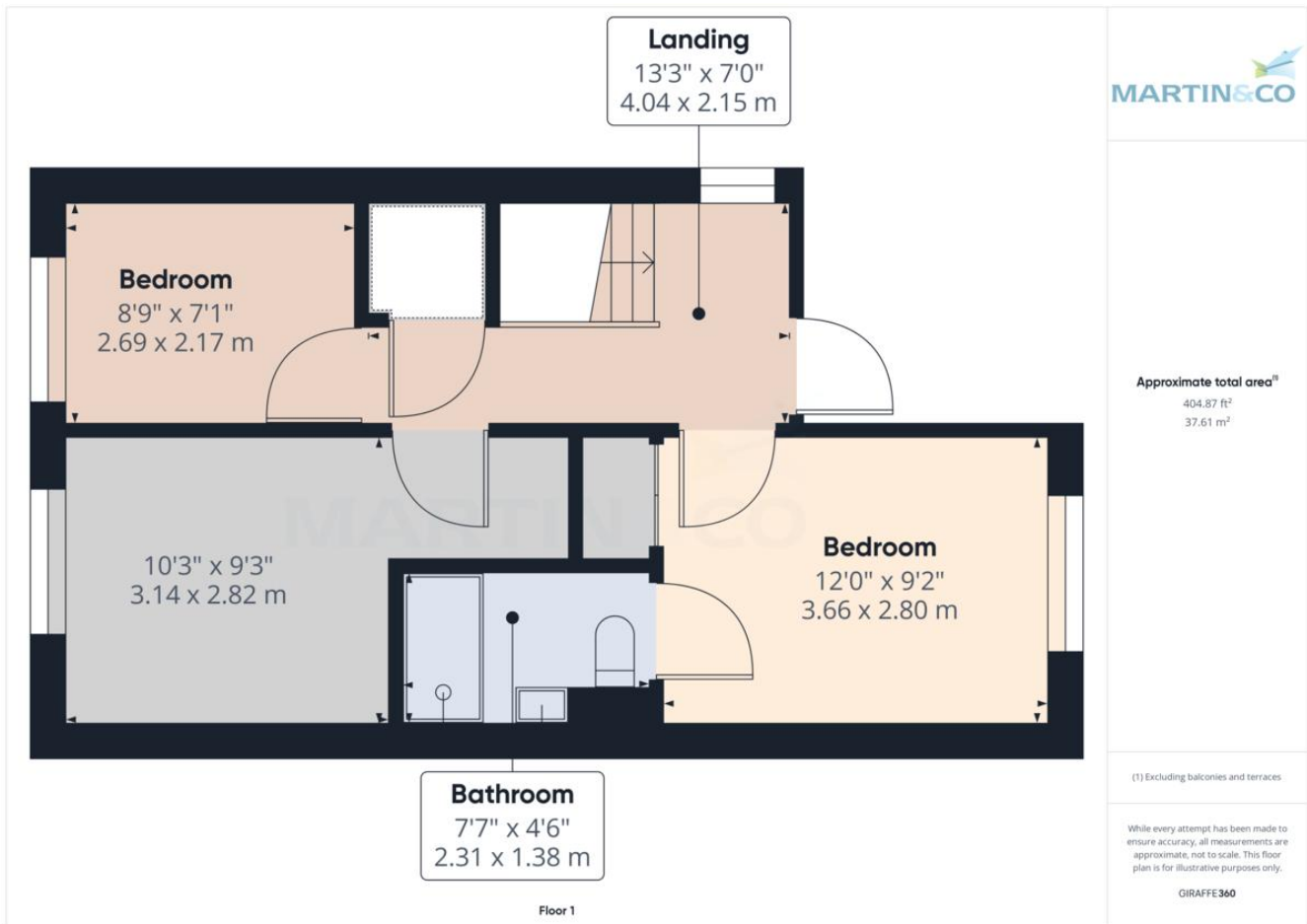
GARDEN The garden to the rear is a fence enclosed split level garden which has been landscaped. The lower level has a paved patio area which is ideal for



dining and entertaining with water feature. The upper level is laid to lawn with raised beds.

PLEASE NOTE This property will be subject to an annual maintenance charge of Approx £200 per year - however this is not currently payable until handed over by Avant.

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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.