

FOR SALE



Ledbury Way, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£180,000



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3 Bedrooms, 1 Bathroom

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- Great For First Time Buyers
- Great Location for Walkers
- Close to Highcliff
- Quiet Cul-de-sac
- Open Plan Kitchen/Lounge/Diner

FULL DESCRIPTION Martin & Co are pleased to welcome to the market this THREE BEDROOM Semi detached property. Situated in the thought after Hunters Hill estate of Guisborough. The property is within walking distance of Guisborough Forest, with routes leading to the North Yorkshire Moors and beyond. This property is centrally located between both Highcliffe and Belmont Primary Schools. Guisborough provides fantastic transport routes to the local A19 and A66, and is a beautiful historical town. To book a viewing please call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

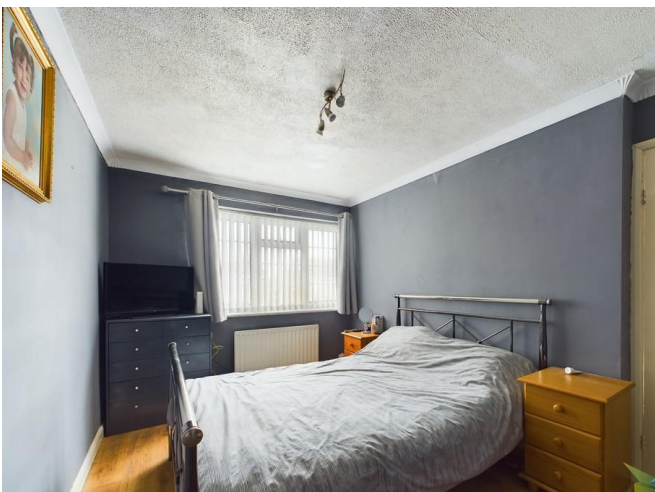
ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE 13' 6" x 11' 1" (4.14m x 3.40m) To front aspect. Ceiling cornice, textured ceiling, laminate flooring, double panelled central heating radiator and uPVC bow window. Open plan through to the dining area and kitchen.

DINING ROOM To rear aspect. Ceiling cornice, laminate flooring, central heating radiator and uPVC window.

KITCHEN 10' 5" x 15' 6" (3.18m x 4.74m) To side aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated undercounter fridge and freezer, tiled flooring, uPVC window and door leading to conservatory.

CONSERVATORY 6' 1" x 12' 9" (1.86m x 3.90m) uPVC





Conservatory. Laminate flooring. French uPVC door to the rear garden and door to side entrance.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part boarded loft space.

BATHROOM Fully tiled. White shell suite comprising: low level WC with push button flush, pedestal wash hand basin, wood panelled bath with Triton electric shower over, vinyl flooring, heated towel rail and uPVC window.

BEDROOM ONE 14' 11" x 8' 6" (4.56m x 2.60m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BEDROOM TWO 9' 3" x 9' 1" (2.83m x 2.77m) To rear aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

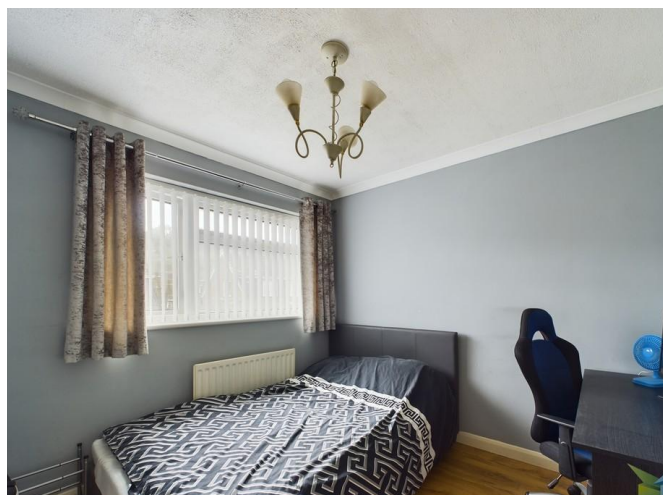
BEDROOM THREE 9' 5" x 6' 9" (2.89m x 2.06m) To front aspect. Ceiling cornice, textured ceiling, large storage cupboard also containing Worcester gas central heating boiler, central heating radiator and uPVC window.

EXTERNALLY

GARAGE The garage has an up and over door with power and light.

GARDEN The front garden is mainly laid to lawn. The fence enclosed rear garden is mainly laid to lawn with a paved patio area. Cold water external tap.

DRIVEWAY Fit up to three cars.





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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.