

FOR SALE



Portman Rise, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers Over £190,000



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- No Forward Chain
- Great for First Time Buyer
- Large Open Plan Living Kitchen Room
- Close to Amenities
- Large Corner Plot



FULL DESCRIPTION Martin & Co welcome to the market this stunning three-bedroom home that boasts incredible views of Highcliff, located in the sought-after area of Hunters Hill. A great feature of this home is a snug with a log burner, perfect for keeping warm on chilly winter evenings. Low maintenance garden too.

With its prime location, spacious garage, and charming log burner, this property is the perfect blend of comfort and luxury. Don't miss your chance to make this dream home yours.

Consists of lounge, diner, snug, kitchen, bathroom and three bedrooms. Call Martin & Co 01287 631254 to arrange a viewing.

INTERNALLY

GROUND FLOOR

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

LOUNGE 13' 0" x 13' 6" (3.97m x 4.14m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating electric fire, carpet flooring, double panelled central heating radiator and large uPVC window.

DINING ROOM 10' 9" x 9' 5" (3.30m x 2.88m) To rear aspect. Ceiling cornice, textured ceiling, laminate flooring, double panelled central heating radiator and leading to the snug.

SNUG 7' 0" x 10' 6" (2.14m x 3.21m) To side and rear aspect. Ceiling cornice, textured ceiling, ceiling fan with light, log burning stove, laminate flooring and two uPVC



window.

KITCHEN 10' 11" x 9' 1" (3.33m x 2.78m) To side and rear aspect. Range of wall, base and drawer units with light gloss effect fascias, 1.5 bowl coloured inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob and electric hot plate hob, electric double Rangemaster style oven, large extractor hood, tiled flooring, inset lighting, uPVC door and window.

FIRST FLOOR

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

BEDROOM ONE 12' 7" x 8' 3" (3.85m x 2.53m) To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 9' 3" x 9' 3" (2.84m x 2.84m) To rear aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM THREE 6' 10" x 6' 5" (2.10m x 1.97m) To front aspect. Ceiling cornice, textured ceiling, over stair cupboard with shelving, central heating radiator and uPVC window.

BATHROOM Fully tiled. Coloured suite comprising: low level WC with flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, textured ceiling, extractor, carpet flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is paved patio containing corner pagoda seating area and a variety of shrubs and plants. Cold water external tap.

GARAGE 15' 0" x 16' 10" (4.58m x 5.15m) This is an extended garage with up and over door, side courtesy door, power and light.

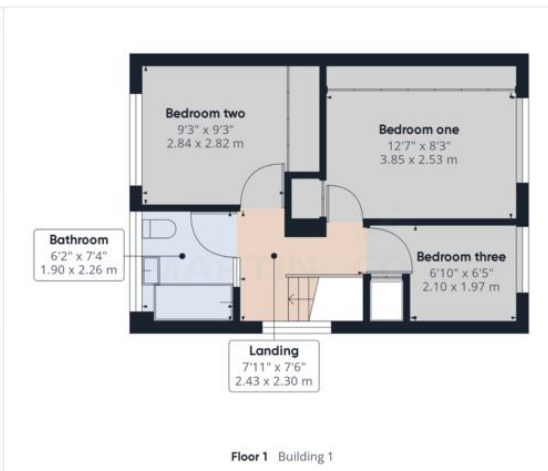


DRIVEWAY Providing parking at the rear of the property.



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Approximate total area[#]
1116.31 ft²
103.71 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

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