

**FOR SALE**



## **Cringle Gardens, Guisborough**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£235,000**



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3 Bedrooms, 1 Bathroom

**£235,000**

- No Forward Chain
- Well Presented Throughout
- Good Proportioned Rooms
- Conservatory
- Driveway



FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this well proportioned three bedroom semi detached property. Situated in a quiet cul de sac location in the popular Bellway development of Guisborough close to both Galley Hill and St Paulinus Primary Schools.

Briefly comprising of entrance hall, downstairs WC, good size kitchen diner, large living space and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and family bathroom. Externally the property has front and rear gardens, driveway and garage.

Don't delay and call Martin & Co to book your viewing today 01287 631254.

### INTERNALLY

#### GROUND FLOOR

**HALLWAY** 13' 8" x 3' 11" (4.17m x 1.19m) Composite entrance door, double panelled central heating radiator, carpet flooring with inset coir mat entrance, under stairs storage cupboard and stairs leading to the first floor.

**KITCHEN/DINER** 13' 7" x 8' 0" (4.14m x 2.44m) To front aspect. Range of wall, base and drawer units with light fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge freezer, plumbing for washing machine, concealed wall mounted Ideal gas central heating boiler, vinyl flooring, inset lighting, central heating radiator and uPVC window.

**WC** 5' 5" x 3' 0" (1.65m x 0.91m) Part tiled. White back to wall WC with push button flush, pedestal hand wash basin with shroud, inset lights, central heating radiator,



vinyl flooring and uPVC window.

**LIVING ROOM** 15' 4" x 10' 11" (4.67m x 3.33m) To rear aspect. Carpet flooring, double panelled central heating radiator and French doors leading to conservatory.

**CONSERVATORY** 12' 11" x 8' 10" (3.94m x 2.69m) uPVC Conservatory. With two wall hung electric heaters, laminate vinyl tile flooring. French doors leading to the rear garden.

#### FIRST FLOOR

**LANDING** 9' 7" x 3' 5" (2.92m x 1.04m) With two storage cupboards, carpet flooring and loft access hatch.

**BEDROOM 3** 8' 6" x 6' 5" (2.59m x 1.96m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

**BEDROOM 1** 12' 0" x 8' 4" (3.66m x 2.54m) To rear

aspect. Central heating radiator, fitted sliding wardrobes, carpet flooring and uPVC window.

**BEDROOM 2** 9' 3" x 8' 6" (2.82m x 2.59m) To front aspect. Central heating radiator, fitted sliding wardrobes, carpet flooring and uPVC window.

**BATHROOM** 6' 5" x 5' 6" (1.96m x 1.68m) Part tiled. White suite comprising: back to wall WC with push button flush, pedestal wash hand basin with shroud, panelled bath with Mira shower over, glazed side screen, inset lighting, extractor fan, vinyl flooring, central heating radiator and uPVC window.

#### EXTERNALLY

**DRIVEWAY** Block paved driveway providing off road parking.

**GARDENS** The front garden is mainly with artificial turf for low maintenance with hedge borders and paved pathway. The fence enclosed rear garden is mainly laid



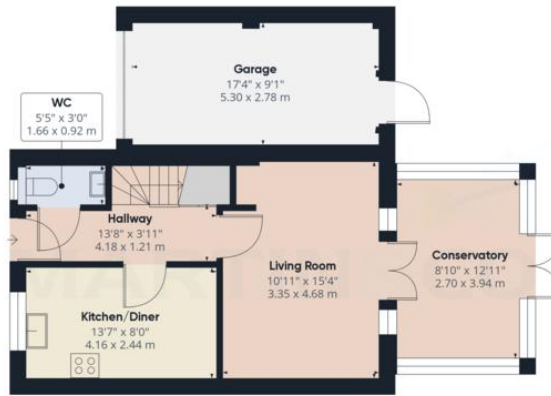
to lawn with a paved patios and pathway and a variety of shrubs, bushes and plants. There is also a summerhouse to the rear of the garden and pathway leading to the side gate.

GARAGE 17' 4" x 9' 1" (5.28m x 2.77m) With up and over door, rear courtesy door, power and light.



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Ground Floor

**Approximate total area<sup>®</sup>**  
 994.13 ft<sup>2</sup>  
 92.36 m<sup>2</sup>



Floor 1

(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. Calculations are based on RICS IPMS 3C standard.

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## Martin & Co Guisborough

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