

**FOR SALE**



## **Hewitts Buildings, Guisborough**

**2 Bedrooms, 1 Bathroom, End Terraced house**

**£125,000**



## Hewitts Buildings, Guisborough

2 Bedrooms, 1 Bathroom

**£125,000**

- Great For First Time Buyers
- Close To Local Amenities
- Good Schools Near By
- Great Investment Property
- Nice Walks Close By

**FULL DISCRIPTION** Charming End-Terraced Home with Cosy Features

Martin & Co welcome to this delightful two-bedroom end-terraced home, offering the perfect blend of character, warmth, and modern comfort. When you step into the lounge you're greeted by a cosy beautiful log burner-an ideal spot to relax on quiet evenings or enjoy the inviting glow during colder months.

This property features a smart layout that maximises space and natural light, making it a wonderful choice for first-time buyers, downsizers, investors or anyone looking for a home with charm and practicality. With its end-terrace position, you'll also benefit from extra privacy and additional natural light compared to mid-terraced properties.

If you're searching for a home that feels warm, welcoming, and ready to go, this lovely end-terraced property ticks all the boxes.

Call Martin & Co on 01287 631254

### GROUND FLOOR

#### INTERNALLY

**ENTRANCE LOBBY** uPVC entrance door, laminate flooring and stairs leading to the first floor.

**LOUNGE/DINER/KITCHEN** 14' 4" x 12' 8" (4.39m x 3.88m) To front, side and rear aspect. Range of base and drawer units with light grey wood effect fascias, 1 bowl coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor, laminate flooring, double panelled central heating radiator, uPVC window and second window.

**UTILITY ROOM** 9' 4" x 5' 6" (2.87m x 1.69m) To rear aspect. Base units with light grey effect fascias, laminate work surfaces, plumbing for washing machine,







wall mounted Main gas central heating boiler, double panelled central heating radiator, window and rear door to courtyard.

LOUNGE 11' 0" x 12' 9" (3.36m x 3.90m) To side aspect. Multifuel stove with a wood mantel over, carpeted flooring, double panelled central heating radiator and uPVC window.

#### FIRST FLOOR

LANDING With and loft access hatch to loft space.

BEDROOM ONE 11' 1" x 12' 9" (3.39m x 3.89m) To side aspect. Fitted wardrobe/cupboard, central heating radiator and uPVC window.

BEDROOM TWO 6' 6" x 9' 5" (2.00m x 2.88m) To front aspect. Fitted open wardrobe, central heating radiator and uPVC window.

BATHROOM 8' 0" x 12' 9" (2.45m x 3.90m) Part tiled.

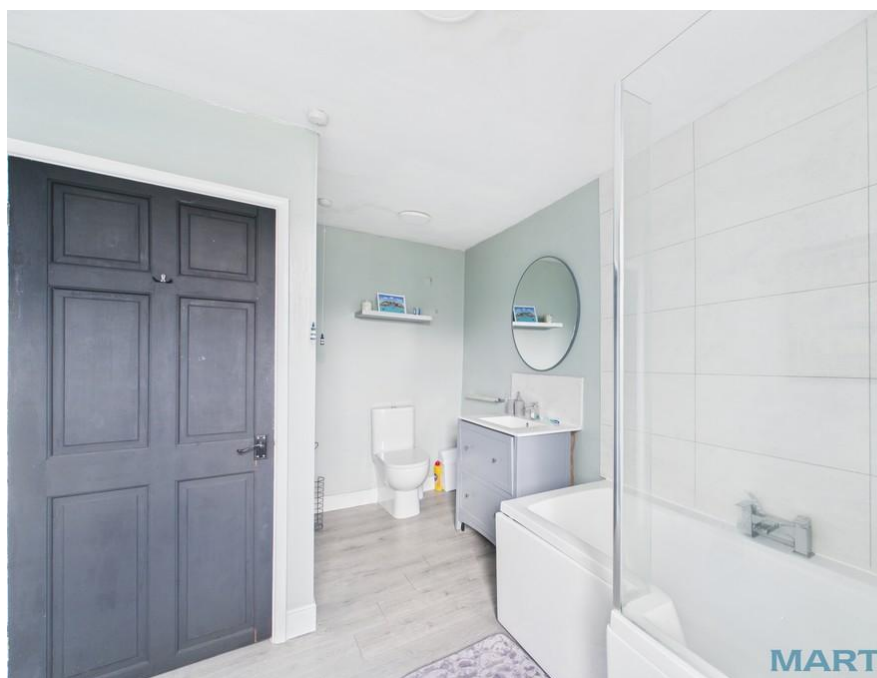
White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled P-shaped bath with waterfall shower over, glazed side screen, laminate flooring, cast iron radiator and uPVC window.

#### EXTERNALLY

COURTYARD To rear aspect. Fully fenced outside courtyard.

PARKING On street parking.

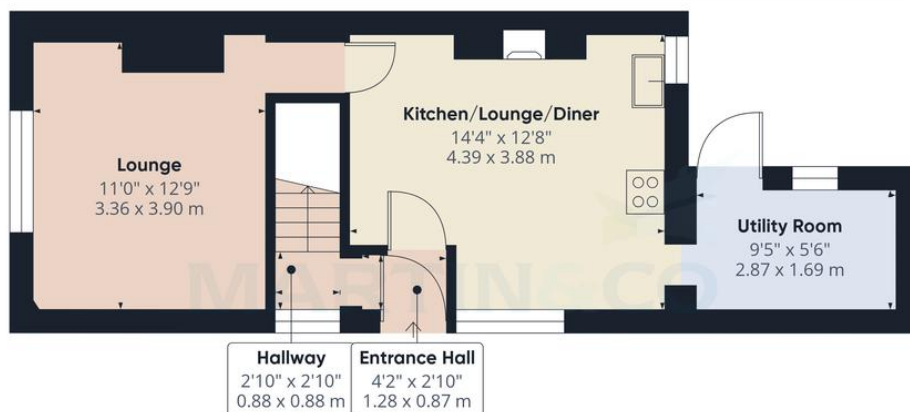




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

718 ft<sup>2</sup>  
66.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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 m 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.