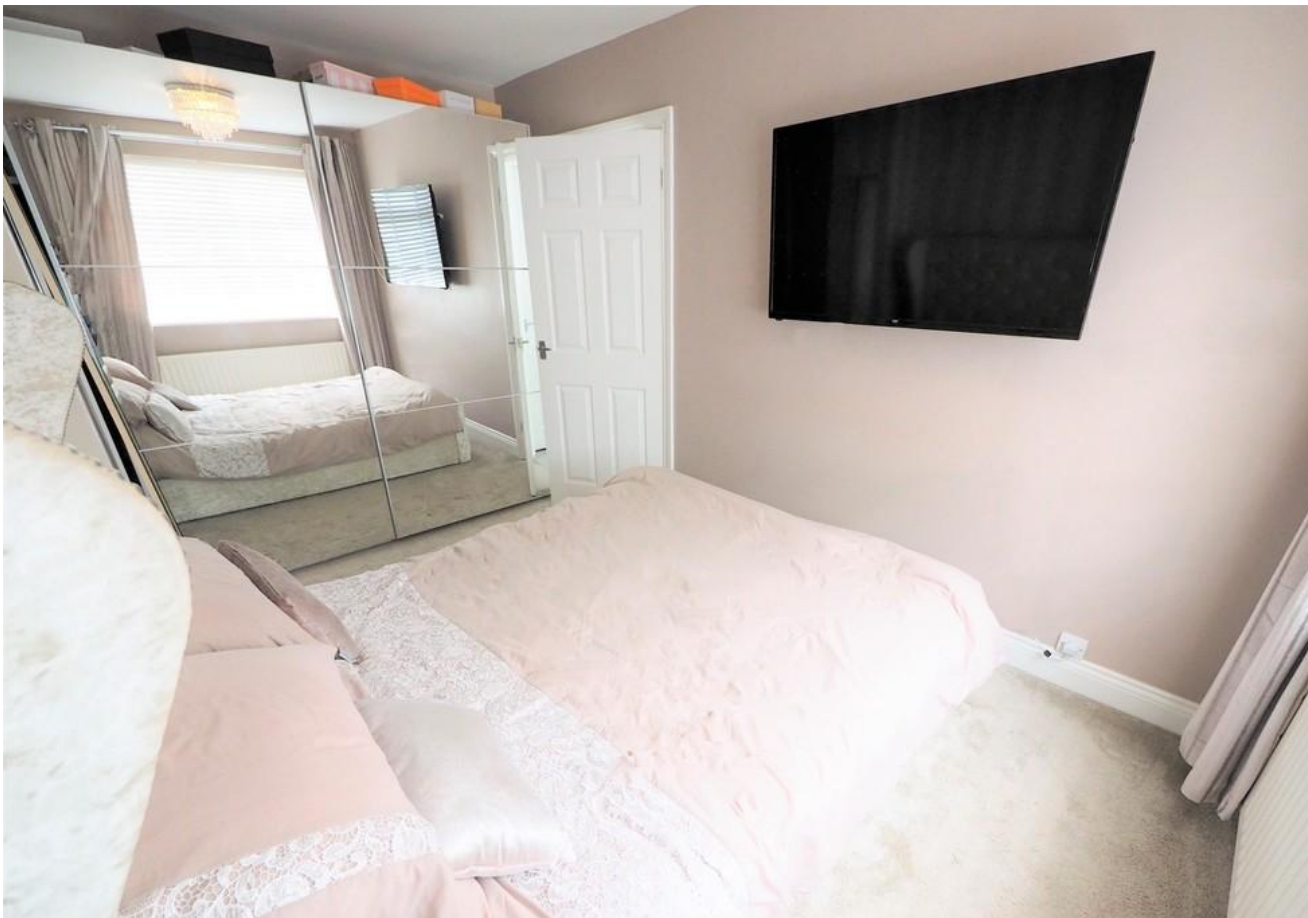


FOR SALE



Tedworth Close, Guisborough
£185,000


MARTIN&CO



Tedworth Close, Guisborough

3 Bedrooms, 1 Bathroom

£185,000

- Three Bedrooms
- Kitchen/Diner
- Living Room
- Garden
- Driveway

FULL DESCRIPTION Martin & Co Guisborough are pleased to offer for sale this THREE BEDROOM detached property which is conveniently located within a short walk of local amenities. The property benefits from entrance porch, lounge, kitchen/diner, three bedrooms, shower room, rear garden and garage with extra workshop space.

INTERNALLY

GROUND FLOOR

ENTRANCE PORCH uPVC entrance door, cladded ceiling, double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE 15' 1" x 10' 10" (4.60m x 3.32m) To front aspect. Electric fire, carpet flooring, double panelled central heating radiator, uPVC bay window and archway to kitchen.

KITCHEN 14' 7" x 8' 11" (4.46m x 2.74m) To rear aspect. Range of wall, base and drawer units with dark gloss fascias, 1 ½ bowl coloured steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas 6 plate hob, electric oven, extractor hood, integrated fridge / freezer, integrated



dishwasher, integrated washing machine, laminate flooring, inset recessed spot lighting, vertical central heating radiator, storage cupboard, uPVC window and patio doors to garden.

FIRST FLOOR

LANDING With uPVC window and loft access hatch.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, enclosed walk in electric shower, panelled ceiling, tiled flooring, vertical central heating radiator and uPVC window.

BEDROOM 2 10' 9" x 8' 5" (3.29m x 2.57m) To rear aspect. central heating radiator and uPVC window.

BEDROOM 1 13' 1" x 7' 3" (4.00m x 2.22m) To front aspect. central heating radiator and uPVC window.

BEDROOM 3 7' 10" x 5' 10" (2.39m x 1.80m) To front

aspect. Central heating radiator and uPVC window.

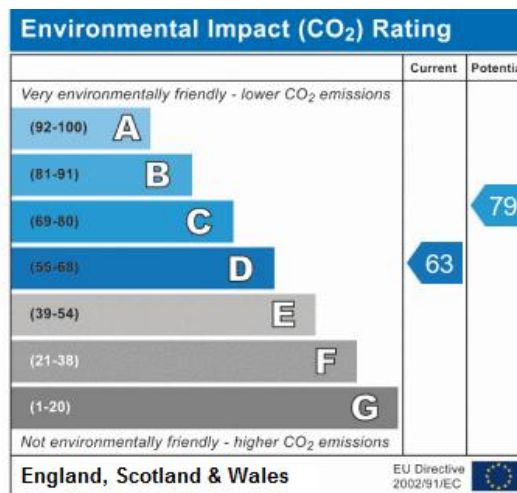
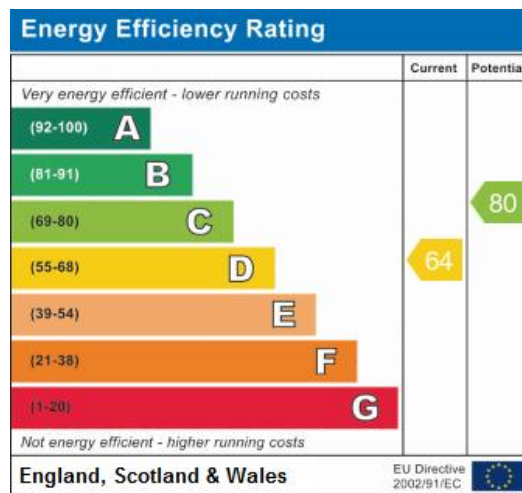
EXTERNALLY

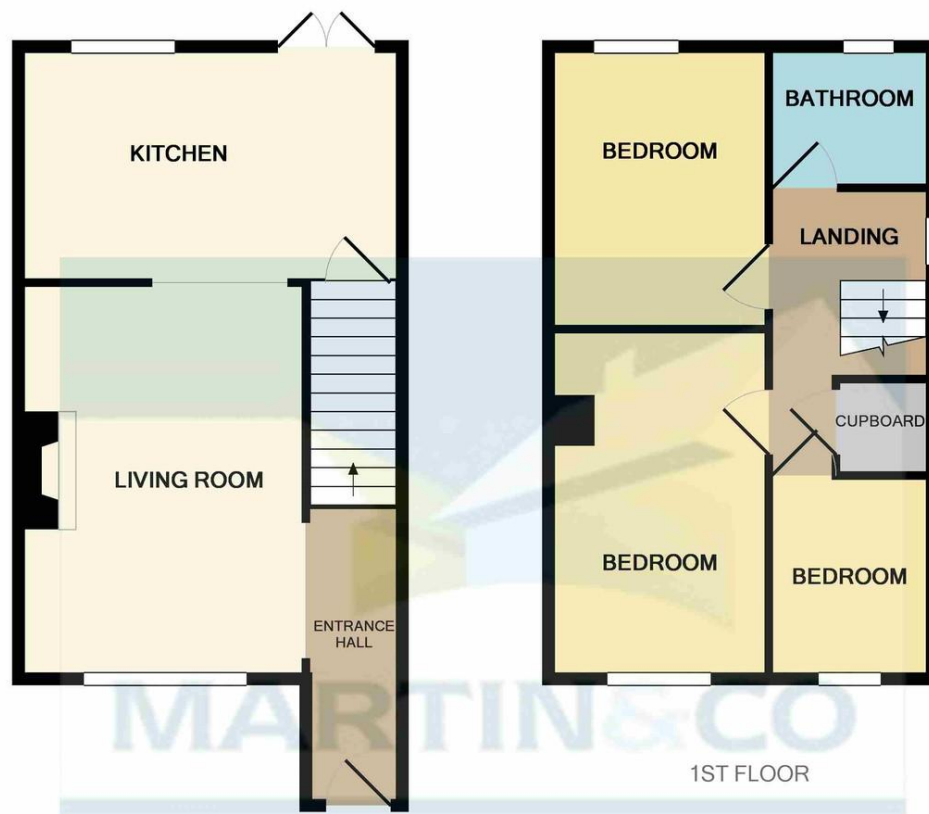
DRIVEWAY Providing off road parking.

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

GARAGE With up and over door, side courtesy door to extra workshop space, power and light.







GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 form 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

