

SOLD STC



Margrove Park, Boosbeck

2 Bedrooms, 1 Bathroom, Mid Terraced House

£90,000


MARTIN&CO



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- Popular Rural Location
- Two Reception Rooms
- Separate Washroom
- Ground Floor Bathroom
- LPG Central Heating System



FULL DESCRIPTION Martin & Co Guisborough is pleased to offer for sale this TWO bedroom mid terraced property. Situated in the small hamlet of Margrove Park and overlooking the village green and children's play park, so ideal for families. Conveniently located for the village of Boosbeck which has a variety of local shops and Primary School also the market town of Guisborough is only a short drive, which has a wide range of shopping and leisure amenities. Internally the property benefits from: entrance porch, lounge, dining room, kitchen, bathroom, two bedrooms, w.c. externally the property has an enclosed front garden and rear yard with outhouse storage.

INTERNALLY

GROUND FLOOR

PORCH uPVC entrance door, uPVC DG windows, ceiling cornice, wall mounted electric panel heater and vinyl flooring.

LOUNGE 13' 7" x 12' 0" (4.16m x 3.66m) To front aspect. Ceiling cornice, dado, wooden fire surround with marble effect inset incorporating electric fire, laminate flooring, double panelled central heating radiator and uPVC DG window.

DINING ROOM 13' 8" x 10' 0" (4.19m x 3.06m) Ceiling cornice, dado, laminate flooring, double panelled central heating radiator and uPVC DG window.

KITCHEN 13' 4" x 7' 3" (4.08m x 2.22m) Range of wall and base units with white fascias, Belfast double sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, plumbing for washing machine, wall mounted LPG central heating boiler, vinyl flooring, uPVC DG window and glazed door leading to rear yard.



EXTERNALLY

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, vanity wash hand basin, walk in shower cubical with Triton electric shower over, shower curtain, wood panel ceiling, extractor, tiled flooring, wall mounted electric heater and uPVC DG window.

GARDEN Gated front garden which is laid to lawn with borders and pathway.

REAR YARD Enclosed rear yard.

OUTHOUSE

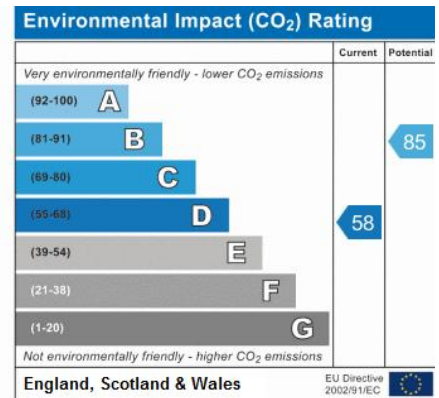
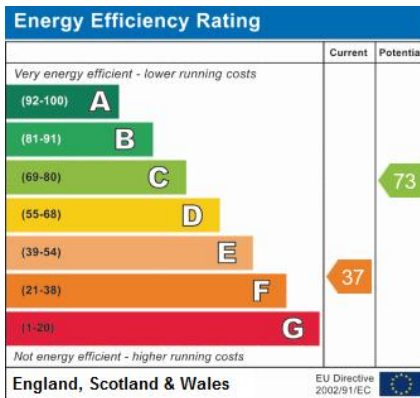
FIRST FLOOR

LANDING With loft access hatch.

BEDROOM 1 12' 7" x 10' 7" (3.84m x 3.23m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator, laminate flooring and uPVC DG window.

BEDROOM 2 10' 8" x 9' 9" (3.27m x 2.98m) To rear aspect. Ceiling cornice, central heating radiator, uPVC DG window and door leading to separate washroom with w.c., basin and vinyl flooring.







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 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

