



Gatesgarth Close, Bakers Mead, TS24 8RB
2 Bed - House - Semi-Detached
£87,000

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An impressive two bedroom semi detached property occupying a pleasant cul-de-sac position on Gatesgarth Close in the popular Bakers Mead development. The home would make an ideal purchase for a first time buyer or young family and features a modern kitchen and bathroom, whilst further benefitting from gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to a spacious lounge incorporating stairs to the first floor and access to the kitchen/diner which is fitted with units to base and wall level with built-in oven, hob and extractor, space for free standing appliances and French doors to the rear garden. To the first floor are two bedrooms and the bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance pebbled front, driveway to the side and enclosed garden at the rear with useful timber storage shed included. **VIEWING RECOMMENDED.**





GROUND FLOOR

ENTRANCE PORCH

4'9 x 2'10 (1.45m x 0.86m)

A uPVC double glazed entrance porch with tiled flooring and uPVC double glazed internal door to lounge.

LOUNGE

15'5 x 11'9 (4.70m x 3.58m)

A pleasant and attractively presented family lounge with uPVC double glazed window to the front aspect, stairs to the first floor with small under stairs storage cupboard, fitted carpet, television point, convector radiator, access to the kitchen/diner.

KITCHEN/DINER

9'1 x 11'9 (2.77m x 3.58m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, tiling to splashback, recess for free standing fridge/freezer, recess for washing machine, three drawer unit to base level, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, modern laminate flooring, double radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM 1

11'9 x 9'1 (3.58m x 2.77m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM 2

11'9 x 7'2 (3.58m x 2.18m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

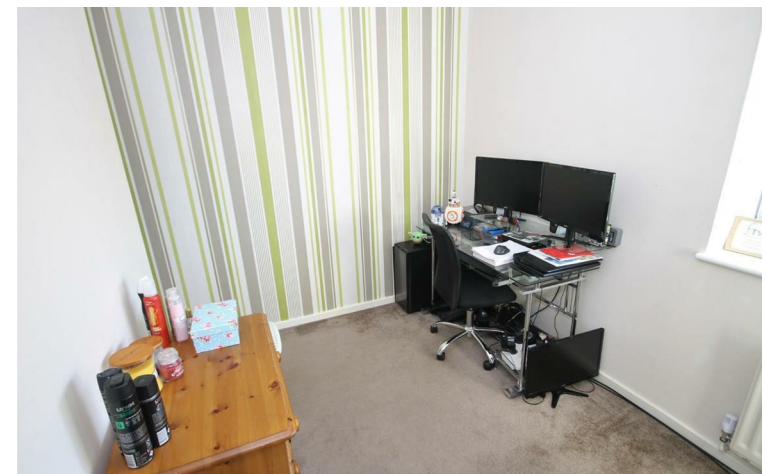
BATHROOM/WC

8'10 x 4'7 (2.69m x 1.40m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminated' effect vinyl flooring, useful over stairs storage cupboard, uPVC double glazed window to the side aspect, chrome heated towel radiator.

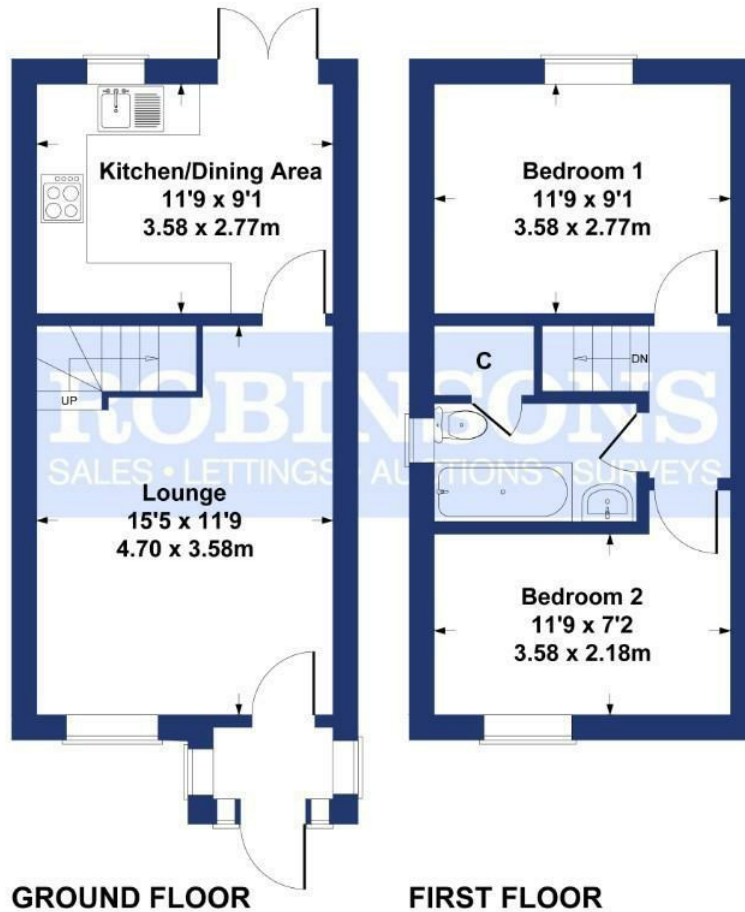
OUTSIDE

The property features a low maintenance, pebbled front garden with a paved driveway running alongside the property providing useful off street parking. A gate to the side of the property leads through to the pleasant enclosed rear garden which is predominantly lawned with a pebbled border and fenced boundary. A useful timber storage shed with power is included in the asking price.



Gatesgarth Close

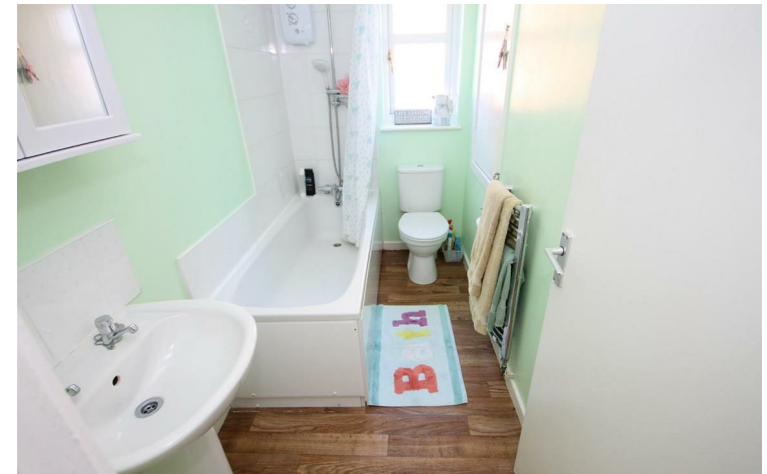
Approximate Gross Internal Area
603 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(21-34) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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