

FOR SALE



Fernie Road, Guisborough

4 Bedrooms, 1 Bathroom, Detached House

Offers Invited £265,000


MARTIN&CO



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4 Bedrooms, 1 Bathroom

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- No Forward Chain
- Detached
- Popular Hunters Hill Location
- Corner Plot
- Garage



FULL DESCRIPTION Martin & Co Guisborough is excited to present to the market this four bedroom detached property with NO FORWARD CHAIN. Situated on a large corner plot in the popular Hunters Hill area of Guisborough. Briefly comprising of entrance porch, hallway, lounge, diner, kitchen, conservatory, four bedrooms and bathroom. Externally the property benefits from a large corner plot with gardens to the front, side and landscaped rear garden. There is a garage with hard standing area currently housing a caravan and separate driveway to the rear. Viewing is essential to appreciate the size of this property, call 01287 631254.

INTERNALLY

GROUND FLOOR

PORCH Composite entrance door, ceiling cornice and laminate flooring.

HALLWAY Ceiling cornice, laminate flooring, central heating radiator and door access to integral garage.

LOUNGE 14' 8" x 12' 11" (4.48m x 3.95m) To front aspect. Ceiling cornice, limestone fire surround incorporating gas fire, and uPVC bow window.

DINING ROOM 10' 7" x 10' 5" (3.24m x 3.20m) Ceiling cornice, two central heating radiators and sliding patio door leading to conservatory.

KITCHEN 10' 9" x 7' 1" (3.29m x 2.17m) To rear aspect. Range of wall, base and drawer units, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, 5 ring gas hob, double electric oven, integrated microwave, extractor hood, tiled flooring, uPVC window and uPVC door leading to rear garden.



laminated flooring and uPVC window.

CONSERVATORY 10' 11" x 9' 4" (3.33m x 2.85m)
uPVC Conservatory. With central heating radiator, laminate flooring. French uPVC door to the rear garden.

BEDROOM 12' 11" x 10' 7" (3.96m x 3.25m) To front aspect. Ceiling cornice, fitted wardrobes, laundry cupboard, central heating radiator, laminate flooring and uPVC window.

FIRST FLOOR

LANDING With loft access hatch to boarded loft space via retractable ladder.

BEDROOM 9' 4" x 6' 9" (2.87m x 2.08m) To side aspect. Ceiling cornice, cupboard housing ideal gas central heating boiler, central heating radiator and uPVC window.

BEDROOM 15' 10" x 8' 10" (4.84m x 2.71m) To front and rear aspects. Ceiling cornice, laminate flooring, two central heating radiators and two uPVC windows.

EXTERNALLY

BATHROOM Tiled bathroom with white suite comprising: WC, vanity wash hand basin with storage cupboard below, panelled bath with Mira shower over, bi fold glazed side screen, extractor fan light, inset lights, vinyl flooring and heated towel rail.

DRIVEWAY Block paved driveway providing parking and access to hard standing area beyond within the rear garden.

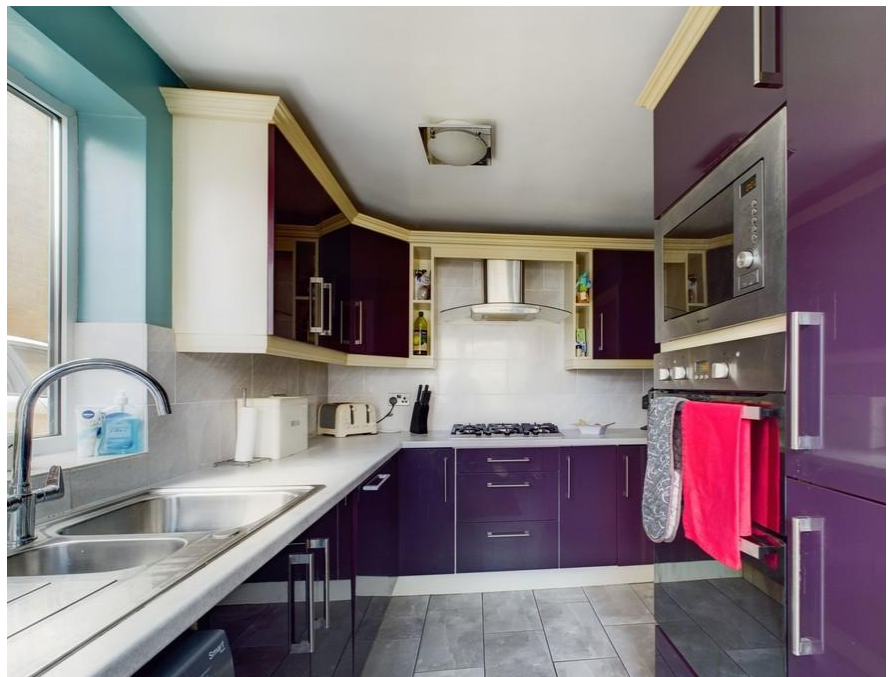
BEDROOM 11' 0" x 10' 3" (3.36m x 3.14m) To rear aspect. Ceiling cornice, central heating radiator,

GARAGE With up and over door, power and light.

GARDENS The property benefits from a spacious corner plot with front side and rear gardens. The front

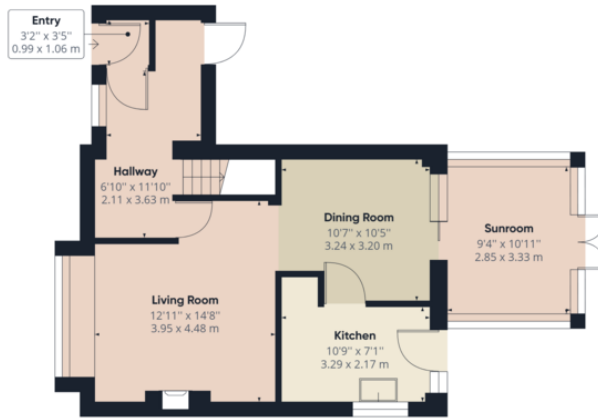


and side gardens are mainly laid to lawn with wall and hedge enclosure. The fence enclosed rear garden is paved for low maintenance. Cold water external tap.

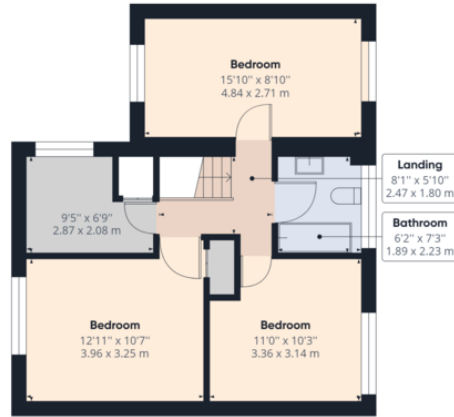


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1170.71 ft²
 108.76 m²

(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.

GIRAFFE360

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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.

