

FOR SALE



Crowhurst Close, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£195,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

£195,000

- Great For First Time Buyers
- Short Walk to high street
- Close to Good Local Schools
- Great Walks On The Door Step
- Quiet Location

FULL DESCRIPTION Welcome to this beautifully presented three bedroom family home, nestled in the heart of Guisborough. This charming property offers the perfect blend of modern living and classic comfort, featuring spacious living areas, a kitchen, conservatory and an ideal garden for family gatherings. With its prime peaceful location close to local amenities, schools, parks, walks, this home offers convenience and tranquillity in one package. Whether you're a first-time homebuyer or searching for your next family home, this property provides everything you need and more. Don't miss the opportunity to make this dream home yours!

Call Martin & Co 01287 631254 to get your viewing booked.

GROUND FLOOR

INTERNALLY

ENTRANCE PORCH uPVC entrance door, uPVC windows, carpeted flooring and second uPVC door.

ENTRANCE LOBBY uPVC entrance door, ceiling cornice, double panelled central heating radiator, carpeted flooring and stairs leading to the first floor.

LIVING ROOM 12' 5" x 13' 5" (3.79m x 4.11m) To front aspect. Ceiling cornice, textured ceiling, dado, wooden and granite fire surround incorporating electric fire, carpeted flooring, double panelled central heating radiator and uPVC bow window.

DINING ROOM 8' 0" x 10' 4" (2.46m x 3.16m) To rear aspect. Ceiling cornice, textured ceiling, carpeted flooring, double panelled central heating radiator and uPVC Patio doors leading to sunroom.

SUNROOM 7' 1" x 10' 6" (2.16m x 3.21m) uPVC





Conservatory. With double panelled central heating radiator, laminate flooring. French uPVC door to the rear garden.

KITCHEN 7' 1" x 10' 6" (2.16m x 3.21m) To side and rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge / freezer, concealed wall mounted Suprema combi gas central heating boiler, laminate flooring, inset lighting, uPVC window and uPVC door leading to patio and garden.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to fully boarded loft space via retractable ladder and lighting.

BEDROOM ONE 8' 5" x 14' 11" (2.59m x 4.56m) To front aspect. Ceiling cornice, textured ceiling, fitted

wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 9' 1" x 9' 3" (2.79m x 2.83m) To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BEDROOM THREE 6' 8" x 9' 10" (2.05m x 3.02m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled P shape bath with Triton shower over, glazed side screen, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY Providing parking for multiple cars.

GARAGE 11' 5" x 19' 11" (3.49m x 6.09m) Large garage with up and over door, side courtesy door, power and light.



GARDENS The front garden is block paved and lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a large raised paved patio area and a variety of shrubs and plants. Cold water external tap.



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|  <p>Ground Floor Building 1</p> |  <p>Floor 1 Building 1</p> |  <p>Approximate total area[®] 1071.54 ft² 99.55 m²</p> |
|  <p>Ground Floor Building 2</p> | | <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p> |

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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.