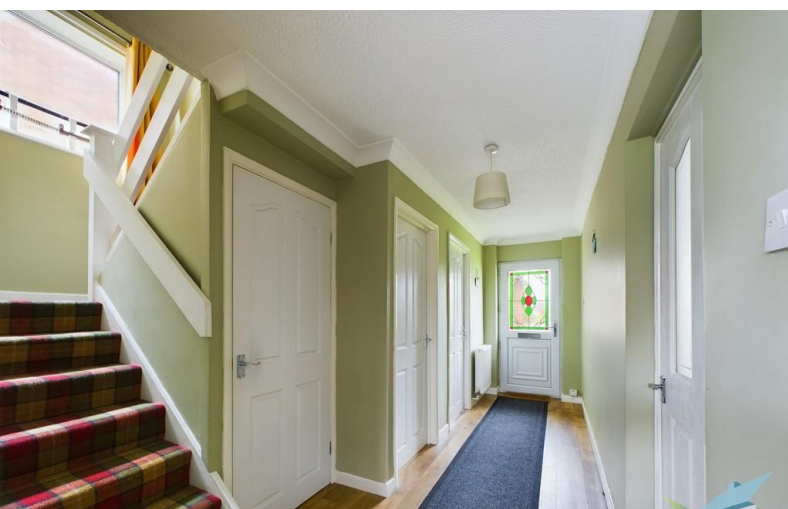


FOR SALE



Atherstone Drive, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£250,000

MARTIN&CO



Atherstone Drive, Guisborough

3 Bedrooms, 1 Bathroom

£250,000

- No Forward Chain
- Great for First Time Buyers
- Views of Highcliff
- Close to Amenities
- Belmont Primary School Closeby



FULL DESCRIPTION This charming property is situated in a quiet cul-de-sac, providing a peaceful and serene environment for its residents. The house boasts three spacious double bedrooms, perfect for accommodating a growing family or for those who enjoy having extra space.

Located close to all amenities, this home offers convenience and accessibility to shops, restaurants, and public transport options. With Belmont Primary School within a 5 minute walk, making it an ideal location for families with children or those looking to start a family in the future.

One of the standout features of the property is the large conservatory, which provides a bright and airy space for relaxation and entertaining guests. Whether you enjoy basking in the sun with a good book or hosting gatherings with friends and family, the conservatory is sure to be a popular spot in the house.

In addition, the property offers great walks to Highcliff, allowing residents to enjoy scenic views and outdoor activities right on their doorstep. With its prime location and desirable features, this home is sure to impress even the most discerning buyer.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 15' 10" x 4' 3" (4.84m x 1.30m)
uPVC entrance door, ceiling cornice, textured ceiling, double panelled central heating radiator, karndean flooring and stairs leading to the first floor, large under stair cupboard also containing wall mounted Baxi boiler, WC and courtesy door to the garage.

WC Part tiled. White low level WC with push button



flush, pedestal handwash basin, ceiling cornice, textured ceiling and uPVC window.

doors to the rear garden.

FIRST FLOOR

LOUNGE 15' 11" x 12' 8" (4.86m x 3.87m) To front aspect. Ceiling cornice, textured ceiling, cast iron wood burner stove, karndean flooring, double panelled central heating radiator and uPVC window.

LANDING With uPVC window, storage cupboard and loft access hatch to loft space.

BEDROOM ONE 10' 1" x 13' 2" (3.09m x 4.03m) To front aspect. Textured ceiling, central heating radiator and large uPVC window.

KITCHEN/DINER 8' 0" x 26' 1" (2.44m x 7.96m) To rear aspect. Range of wall, base and drawer units with light grey gloss effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric range style oven, extractor hood, karndean flooring, inset lighting, double central heating radiator, uPVC window and double sliding doors to conservatory.

BEDROOM TWO 12' 2" x 10' 1" (3.73m x 3.08m) To front aspect. Textured ceiling, fitted wardrobes, central heating radiator and large uPVC window.

BEDROOM THREE 10' 1" x 10' 4" (3.08m x 3.17m) To rear aspect. Textured ceiling, central heating radiator and large uPVC window.

CONSERVATORY 12' 1" x 10' 7" (3.69m x 3.24m) uPVC Conservatory. With double panelled central heating radiator, cushioned flooring and uPVC French

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, wash hand basin with, freestanding slipper bath, tilted flooring, heated towel



rail and uPVC window.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, shroud inset wash hand basin, Aqualisa walk in shower, extractor, LVT flooring, heated towel rail and uPVC window.

EXTERNALLY

DRIVEWAY Providing off road parking for up to two cars.

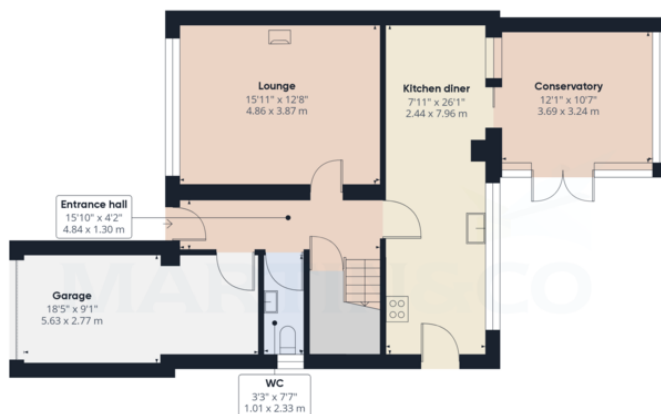
INTEGRAL GARAGE 18' 5" x 9' 1" (5.63m x 2.77m) With up and over, side courtesy door, power and light.

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a sunken paved patio and a variety of shrubs, bushes and plants. Cold water external tap and side access gate.

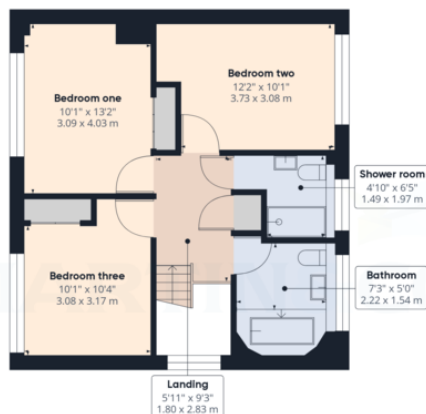


%epcGraph_c_1_210%





Ground Floor



Floor 1

Approximate total area[#]

1433.94 ft²
133.22 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.

GRAFFE360

Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF
T: 01287 631254 • E: Guisborough@martinco.com

01287 631254

<http://www.martinco.com>

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.