

**FOR SALE**



**Dorset Road, Guisborough**

**4 Bedrooms, 1 Bathroom, Mid Terraced House**

**£160,000**





## Dorset Road, Guisborough

4 Bedrooms, 1 Bathroom

£160,000

- Close To Local Amenities
- Great For First Time Buyers
- Good Local Schools
- Driveway For Two Cars
- Great Views To Highcliffe

**FULL DISCRPTION** Martin & Co welcome to the market this large terraced house with four bedrooms and extended bathroom, offering plenty of space for family living. The house includes a charming garden at the back with great views, ideal for outdoor activities, gardening, or relaxing in a private green space. There's convenient parking to the front, ensuring easy access to the property.

Inside, the house on the ground floor has a large cosy living room that boasts a log burner at the heart of the space, surrounded by comfortable seating. This central feature creates a perfect focal point for family gatherings or a quiet night in. The room is bright and airy, with large window letting in lots of natural light. The house is ideally located to offer great views of Highcliffe and surrounding area.

Call Martin & Co today to book your viewing 01287 631254.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, central heating radiator, laminate flooring and stairs leading to the first floor.

**KITCHEN/DINER** 12' 7" x 11' 6" (3.86m x 3.51m) To front aspect. Range of wall, base and drawer units with light white effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated dishwasher, new wall mounted Navien gas central heating boiler, tiled flooring, double panelled central heating radiator and uPVC window.

**LOUNGE/DINER** 11' 8" x 17' 9" (3.58m x 5.42m) To rear aspect. Multi full burner, laminate flooring,







understairs storage cupboard, double panelled central heating radiator and uPVC picture window rear door to garden.

#### FIRST FLOOR

LANDING with loft access hatch to loft space and doors leading to rooms.

BATHROOM Fully tiled extended bathroom. White four piece suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath, corner glass shower cubicle with rainfall shower, extractor, tiled flooring, heated towel rail and uPVC window.

BEDROOM ONE 11' 6" x 11' 6" (3.53m x 3.51m) To front aspect. Central heating radiator and uPVC picture window.

BEDROOM TWO 9' 4" x 10' 9" (2.86m x 3.30m) To rear aspect. Central heating radiator and uPVC window.

BEDROOM THREE 10' 3" x 6' 10" (3.14m x 2.09m) To rear aspect. Central heating radiator and uPVC window.

BEDROOM FOUR 7' 6" x 6' 2" (2.30m x 1.90m) To front aspect. Large storage cupboard, central heating radiator and uPVC window.

#### EXTERIOR

GARDEN The fence enclosed rear garden is mainly laid to lawn with a paved patio area exit gate to the rear and a variety of plants. Cold water external tap.

PARKING Providing parking for two cars.

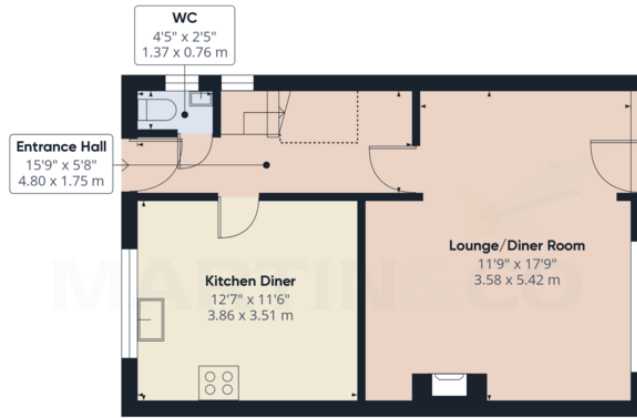




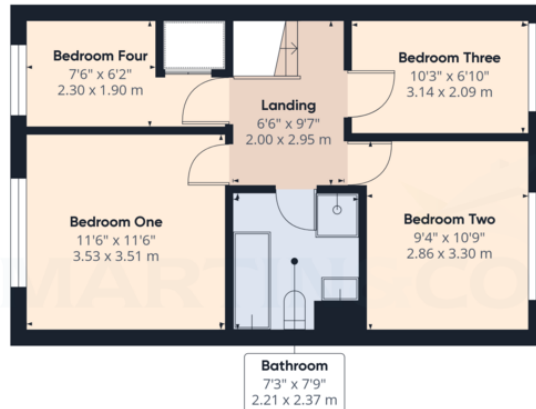
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

953.99 ft<sup>2</sup>  
88.63 m<sup>2</sup>

**Reduced headroom**

12.32 ft<sup>2</sup>  
1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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.