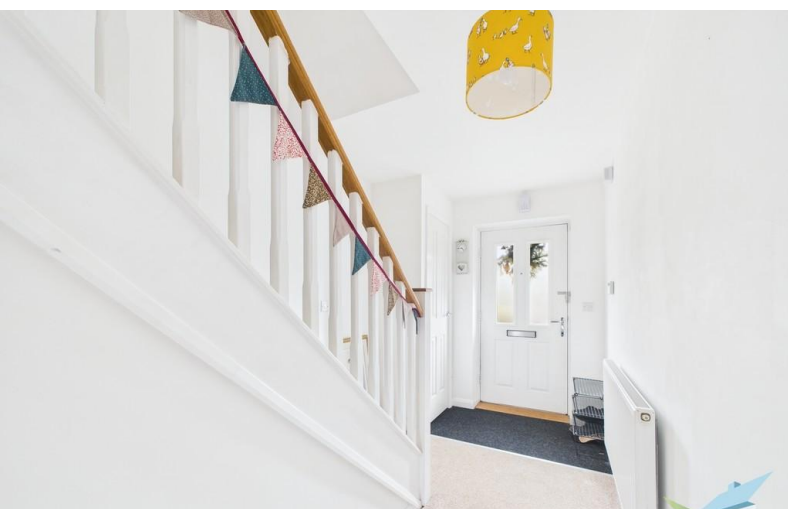


FOR SALE



Maple Gardens, Guisborough

3 Bedrooms, 2 Bathroom, Semi Detached House

£215,000



Maple Gardens, Guisborough

3 Bedrooms, 2 Bathroom

£215,000

- Great For First Time Buyers
- Close to high street
- Close to Good Local Schools
- Front & Rear Gardens
- Good Family Home



FULL DESCRIPTION Charming Family Home with Stunning Views of High Cliff – Perfectly Located Close to Amenities and good Schools.

This beautifully presented family home is the ideal blend of comfort, convenience, and scenic beauty. Situated in a prime location with easy access to local amenities and great schools, this property is perfect for growing families looking for a peaceful yet connected lifestyle.

Generous living room with a kitchen that is well-designed for family cooking and entertaining, with modern appliances, ample counter space, and generous storage options. It's the perfect space to prepare meals and enjoy casual dining.

Step outside to either garden that provides plenty of space for children to play, family gatherings, or simply relaxing in nature.

INTERNALY

GROUND FLOOR

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

WC Part tiled. White low level WC with push button flush, wash hand basin and central heating radiator.

LIVING ROOM 10' 4" x 18' 4" (3.16m x 5.59m) To front aspect. marble fire surround incorporating electric fire, carpeted flooring, double panelled central heating radiator and uPVC bow window.

KITCHEN/DINER 16' 11" x 13' 5" (5.17m x 4.10m) To rear aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, extractor hood,



integrated fridge freezer, concealed wall mounted Baxi gas central heating boiler, laminate flooring, inset lighting, double panelled central heating radiator, uPVC window and French doors leading to rear garden.

BEDROOM THREE 8' 2" x 7' 3" (2.51m x 2.23m) To rear aspect. With fitted wardrobes and draws, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With storage cupboard and loft access hatch to part boarded loft space.

BEDROOM ONE 10' 6" x 11' 3" (3.21m x 3.45m) To front aspect. Central heating radiator and uPVC window with views to High Cliff.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubicle with shower, extractor, vinyl flooring and heated towel rail.

BEDROOM TWO 8' 11" x 10' 9" (2.73m x 3.30m) To rear aspect. Central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, wash hand basin with shroud, panelled bath with shower over, shower curtain, extractor, vinyl flooring, heated towel rail and uPVC window.

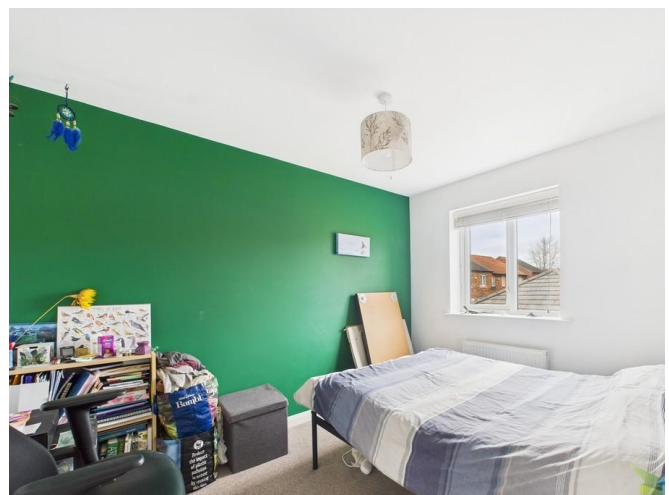
EXTERNALLY

DRIVEWAY Providing parking for up to three cars.

GARAGE 9' 9" x 20' 0" (2.98m x 6.11m) With Sectional up and over door, power and light.

FIRST FRONT GARDEN The first front garden is lawn with hedge borders and side access.

SECOND FRONT GARDEN The large second front



garden is mainly laid to lawn with hedge and fenced borders with a variety of shrubs, bushes and plants.

REAR GARDEN The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap and outside electric socket.



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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.

