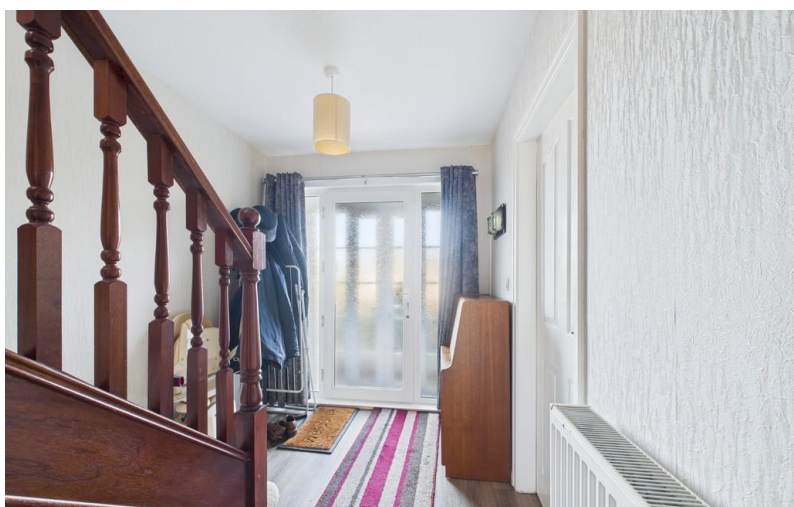


FOR SALE



Fanacurt Road, Guisborough

3 Bedrooms, 1 Bathroom, Semi detached house

£284,000


MARTIN&CO



Fanacurt Road, Guisborough

3 Bedrooms, 1 Bathroom

£284,000

- Great For First Time Buyers
- Quiet Location
- Close to Local Schools
- Front & Rear Gardens
- Great Walks Close By

FULL DESCRIPTION Martin & Co is excited to welcome to the market this superb family semi-detached residence offering generous living space, a substantial private driveway and beautifully maintained mature gardens. Set within a quiet and highly desirable location, this property combines privacy, practicality and comfort in equal measure.

The home benefits from a spacious garage that has been thoughtfully adapted to provide flexible use as a home office, studio, or additional storage, catering perfectly to modern family living and remote working needs.

With its large drive providing ample off-street parking and its secluded, well-established gardens offering a peaceful outdoor retreat, this property presents an outstanding opportunity for families seeking both space and tranquillity.

Call Martin & Co 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE VESTIBULE 1' 1" x 6' 7" (0.35m x 2.01m) uPVC French entrance doors with glazed side panels leading to uPVC entrance door and painted concrete flooring.

ENTRANCE HALL uPVC entrance door with glazed side panels, ceiling cornice, double panelled central heating radiator, carpeted flooring, Large understairs storage cupboard and stairs leading to the first floor.

THROUGH LOUNGE DINER 23' 8" x 14' 2" (7.23m x 4.33m) To front and rear aspect. Ceiling cornice, wooden fire surround incorporating fire, carpeted





flooring, double panelled central heating radiator and uPVC windows.

KITCHEN 9' 10" x 9' 10" (3.00m x 3.02m) To side and rear aspect. Range of wall, base and drawer units with light gloss effect fascias, white ceramic 1.0 Bowl Kitchen sink unit, mixer tap, tiled splash backs, laminate work surfaces, Neff ceramic hob, Neff electric oven and microwave, integrated dishwasher, large pantry, laminate flooring, inset lighting, stainless steel towel radiator and uPVC window.

LAUNDRY ROOM To rear aspect. Plumbing for washing machine, wall mounted Baxi gas central heating boiler and storage shelving.

WC Fully clad. White low level WC with push button flush, vanity inset hand basin, chrome straight heated towel rail and uPVC window.

FIRST FLOOR

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

BEDROOM ONE 12' 5" x 12' 0" (3.80m x 3.66m) To front aspect. Central heating radiator and uPVC window.

BEDROOM TWO 10' 11" x 13' 5" (3.35m x 4.10m) To rear aspect. Fitted wardrobes, central heating radiator and uPVC window.

BEDROOM THREE 7' 10" x 9' 8" (2.40m x 2.95m) To front aspect. Central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, Aqualisa smart shower concealed with adjustable and wall fixed head with smart switch, extractor, vinyl flooring, heated towel rail and uPVC window.

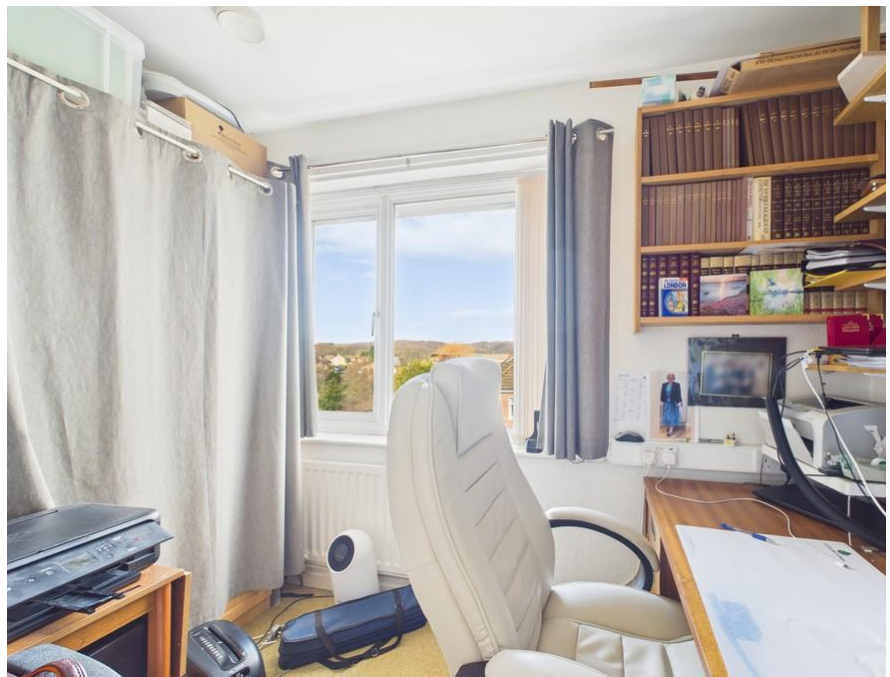


EXTERNALLY

LARGE DRIVEWAY Providing parking for multiple cars.

GARAGE/OFFICE With new wooden doors, power, light and internet. Rear of the garage has been modified to a home office area.

GARDENS The front garden is mainly laid to lawn with mature borders and hedging. The fence and hedge enclosed rear garden is mainly laid to lawn with an enclosed paved patio, raised patio, decked patio area and a variety of mature shrubs, bushes and plants. Cold water external tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.