

**£134,995**

**Orkney Walk, Guisborough, TS14**



- Entrance Hallway
- Lounge
- Kitchen
- Bathroom
- Three Bedrooms
- Loft Room
- Front & Rear Gardens
- New Carpets
- EPC Rated: D

We are delighted to welcome to the market this three bedroom property situated on Orkney Walk, Guisborough.

This CHARMING property has been tastefully UPGRADED by the current owners over the years and has the benefit of NEW CARPETS throughout.

This property would be most suited to a FIRST TIME BUYER or INVESTOR.

Briefly the accommodation comprises; Entrance Porch, Entrance Hallway, Lounge, Kitchen, Downstairs Toilet, Rear Porch, Three Bedrooms, Bathroom, Loft Room, Front & Rear Gardens.

For a look at the property now via our 360 virtual tour please click the link:

<https://view.ricoh360.com/6b824825-08bc-4f41-a277-2e0057b13d05>

# Orkney Walk, Guisborough, TS14

## Entrance Porch

5'5" x 3'3" (1.65m x 0.99m)

Carpeted.

## Entrance Hallway

5'5" x 18'4" (1.65m x 5.59m)

Carpeted. Radiator. Archway.

## Downstairs Toilet

2'10" x 6'9" (0.86m x 2.06m)

Vinyl flooring. Combined toilet and sink.

## Kitchen

11'6" x 10'0" (3.51m x 3.05m)

Vinyl flooring. Base and wall mounted units in white with chrome handles. Black marble effect worktops. Electric hob with extractor above. Electric oven. Sink with 1 1/2 bowls and drainer, chrome mixer taps. Partially tiled. Storage cupboard housing Main combi boiler. Carbon monoxide alarm. Radiator.

## Lounge

11'6" x 13'8" (3.51m x 4.17m)

Carpeted. Radiator. TV point. Phone point.

## Stairs & Landing

Carpeted. Storage cupboard.

## Bedroom 1

8'11" x 14'11" (2.72m x 4.55m)

Carpeted. Radiator. Storage cupboard.

## Bedroom 2

8'1" x 12'1" (2.46m x 3.68m)

Carpeted. Radiator. Storage cupboard.

## Bedroom 3

14'3" x 5'6" (4.34m x 1.68m)

Carpeted. Velux window. Radiator. Storage space.

## Bathroom

8'11" x 14'11" (2.72m x 4.55m)

Laminate flooring. Fully tiled. White bath with stainless steel taps. Triton electric shower over bath with glass screen. White toilet. White sink. Chrome towel rail. Velux window.

## Loft Room

17'0" x 8'2" (5.18m x 2.49m)

Carpeted. Velux window. Radiator.

## Rear Porch

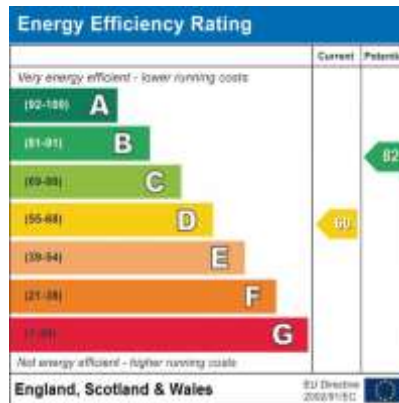
Carpeted. Cupboard with the gas and electric meter. Consumer unit.

## Front Garden

Mainly laid to lawn. Paved area. Mature plants, trees and shrubs. Fencing surrounding.

## Rear Garden

Astro turf. Paved. Plants. Shed. Outside tap.











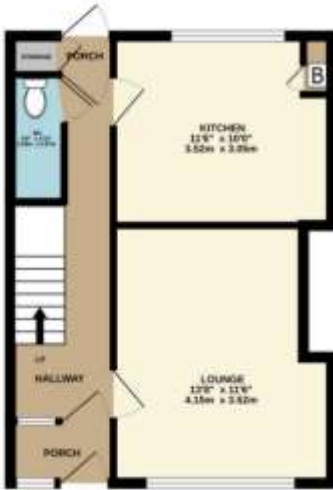








GROUND FLOOR  
381 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
139 sq.ft. (12.9 sq.m.) approx.



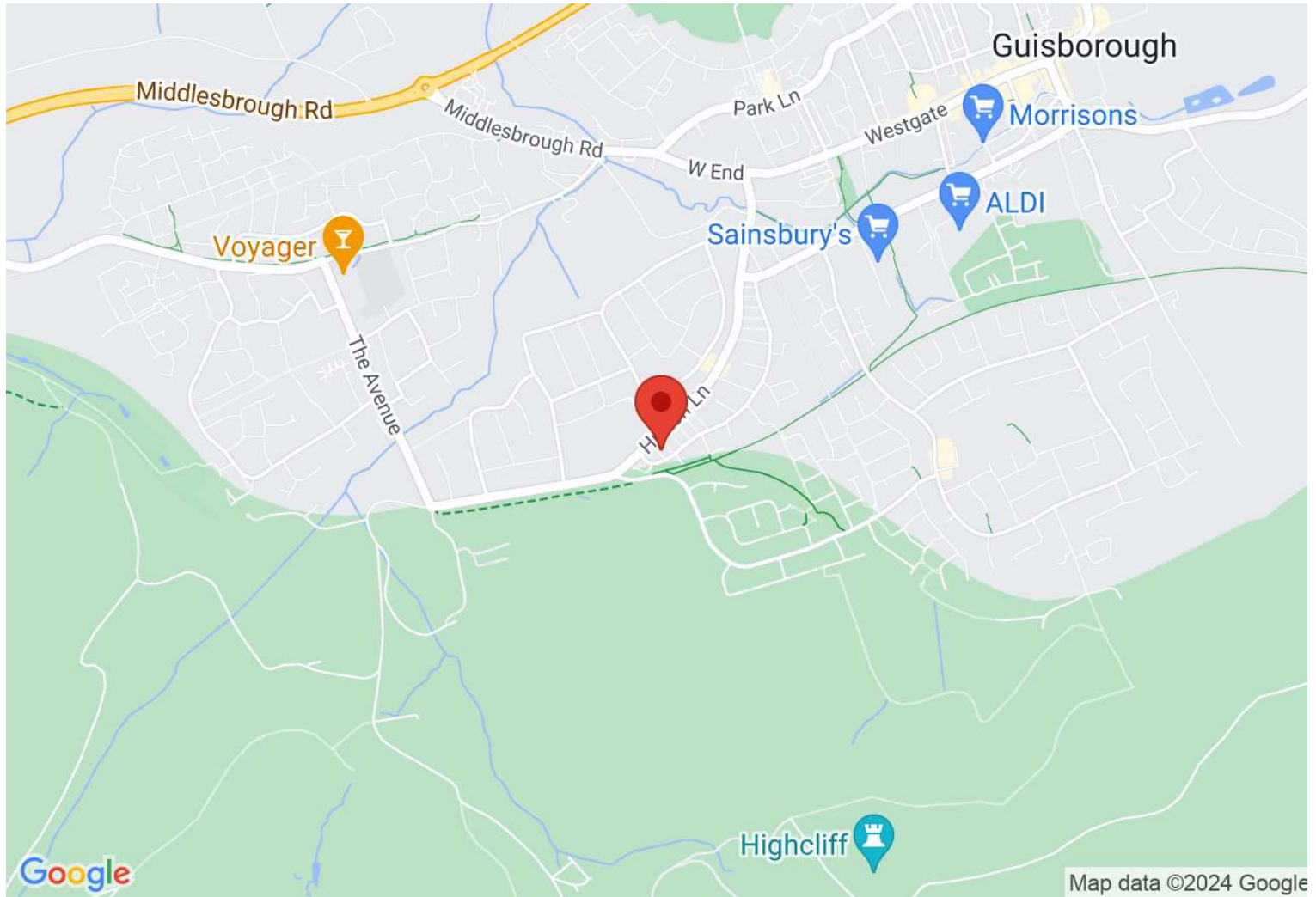
TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER REDCAR LETTINGS & SALES COMPANY LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.