

MAYNARD STREET, CARLIN HOW, TS13 4AE



- ▲ No onward chain
- ▲ Ready to move into
- ▲ Two good sized bedrooms
- ▲ Downstairs bathroom & upstairs WC
- ▲ Modern fitted kitchen
- ▲ Front garden
- ▲ Additional brick storage shed to the rear
- ▲ Ideal first time buy or rental investment

£65,000

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A fantastic opportunity to acquire this well-presented two bedroom mid-terraced home on Maynard Street, Carlin How, offered to the market with no onward chain and ready for immediate occupation.

The property is ideal for first-time buyers or investors alike, offering a practical and well-laid-out interior.

To the ground floor, there is a comfortable living space leading through to a modern fitted kitchen, along with the convenience of a downstairs bathroom.

Upstairs, the property benefits from two good sized bedrooms and a separate WC, providing additional practicality for modern living.

Externally, the home enjoys a garden to the front, while to the rear there is an additional brick-built storage shed, perfect for extra storage.

Situated in a popular residential area with good access to local amenities and transport links, this property represents a great opportunity for those looking to get onto the property ladder or expand a rental portfolio.

GROUND FLOOR

LOUNGE - 3.58m x 3.96m (11'9" x 13')

KITCHEN - 2.36m x 2.84m (7'9" x 9'4")

BATHROOM - 2.36m x 1.32m (7'9" x 4'4")

FIRST FLOOR

LANDING - 1.55m x 1.68m (5'1" x 5'6")

BEDROOM ONE - 3.63m x 4.4m (11'11" x 14'5")

BEDROOM TWO - 2.4m x 2.6m (7'10" x 8'6")

WC - 0.74m x 1.65m (2'5" x 5'5")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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EXTERNALLY

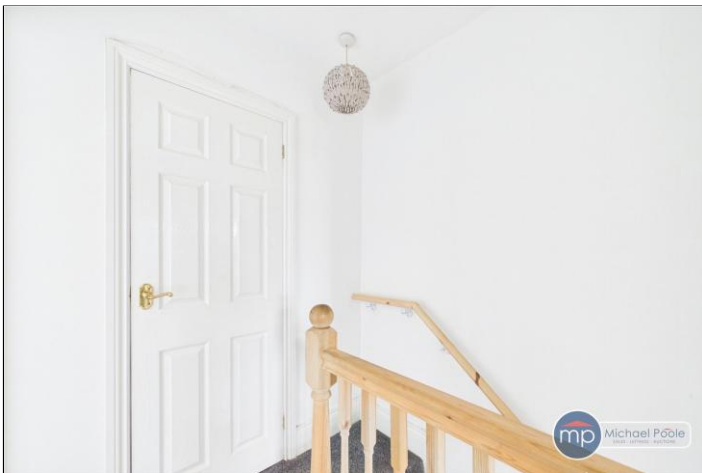
STORAGE SHED - 4.32m x 1.75m (14'2" x 5'9")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/GBH260094/20032026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: 01287 552280



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The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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