

## PYTCHLEY ROAD, GUISBOROUGH, TS14 7LA



- ▲ No Onward Chain
- ▲ 27ft Long Lounge/Dinning Room
- ▲ Ground Floor WC
- ▲ First Floor Shower Room

- ▲ Cash Buyers Only Due to Recent Positive Shale Report
- ▲ Sought After Location
- ▲ Lots of Potential for Improvement

**£179,950**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





A fantastic size family home situated in a very sought after residential location. Worthy of particular mention is the 27ft long lounge/dining room and generous size driveway/parking area. In need of updating throughout and offered with no onward chain to cash buyers only due to a recent shale report. This home offers lots of potential so be quick before it is snapped up.

### **GROUND FLOOR**

**ENTRANCE HALLWAY** - With UPVC double glazed door to the front aspect and stairs leading to the first floor.

#### **LOUNGE/DINING ROOM - 8.46m x 4.14m (27'9" x 13'7")**

A double aspect room with UPVC double glazed window to the front, UPVC double glazed patio door to the rear garden, feature fireplace and two radiators.

#### **KITCHEN - 4.42m x 2.26m (14'6" x 7'5")**

A good size kitchen with UPVC double glazed window to the rear, UPVC double glazed window to the side and door leading to inner hallway. A range of fitted base and wall units with contrasting worktops, integrated oven, gas hob, sink

with mixer tap, and space for fridge freezer and washing machine.

**INNER HALLWAY** - With UPVC double glazed door to the side, door leading to the ground floor WC and storage cupboard.

**GROUND FLOOR WC** - With UPVC double glazed obscure glass window to the side, low level WC and wash hand basin.

### **FIRST FLOOR**

**LANDING** - With UPVC double glazed window to the side.

#### **BEDROOM ONE - 3.94m x 2.92m (12'11" x 9'7")**

With UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### **BEDROOM TWO - 3.89m x 2.92m (12'9" x 9'7")**

With UPVC double glazed window to the front and radiator.

#### **BEDROOM THREE - 2.72m x 2.16m (8'11" x 7'1")**

With UPVC double glazed window to the front and radiator.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## PYTCHLEY ROAD, TS14 7LA

### **SHOWER ROOM - 2.62m x 2.08m (8'7" x 6'10")**

With UPVC double glazed obscure glass window to the rear, recently installed large walk-in shower unit with integrated shower over, drench head and separate attachment, low level WC, pedestal wash hand basin and radiator.

### **EXTERNALLY**

**GARDENS & PARKING** - To the front of the property is an excellent size garden mainly laid to lawn with mature borders and an accompanying driveway leading to the front and side of the property. The rear garden is mainly laid to lawn with paved patio and personal access gate to the side leading to the garage.

**GARAGE** - With up and over door to the driveway and window overlooking the garden.

**AGENTS REF:** - JW/LS/GBH240190/04112024

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on

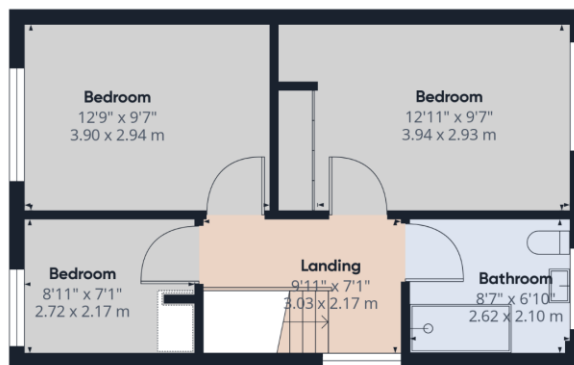
Tel: **01287 552280**







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
937.74 ft<sup>2</sup>  
87.12 m<sup>2</sup>

(1) Excluding balconies and terraces

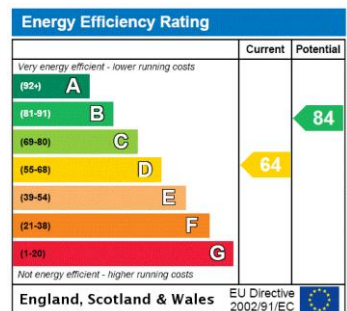
Reduced headroom  
..... Below 5 ft/1.5 m

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

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



**TO VIEW:** Contact our Guisborough Office on Tel: **01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD