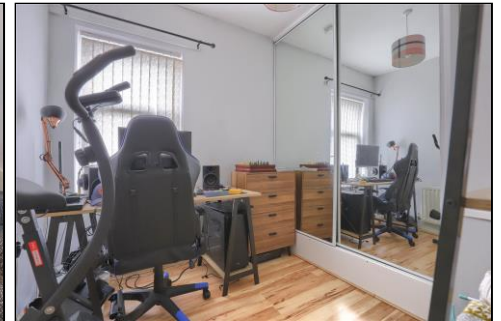


NEW ROAD, GUISBOROUGH, TS14 6AQ



- ▲ No Onward Chain
- ▲ Central Guisborough Location
- ▲ Modern Fitted Kitchen

- ▲ Excellent Size Living/Dining Room
- ▲ Well Maintained Throughout
- ▲ Be Quick Before It's Snapped Up!

£90,000

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Situated within the heart of the very popular market town of Guisborough and offered to the market with no onward chain. Worthy of particular mention is the 20ft lounge/dining room and modern kitchen. This lovely traditional terraced home really does tick all the boxes and would make a great little investment or a perfect home of your own.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed door to the front and door leading to the living room/dining room.

LIVING/DINING ROOM - 6.2m x 3.63m (20'4" x 11'11")

With UPVC double glazed window to the front, UPVC double glazed window to the rear, staircase to the first floor, and radiator.

KITCHEN - 2.41m x 1.98m (7'11" x 6'6")

With UPVC double glazed window to the side, a range of modern fitted base and wall units with contrasting worktops, integrated oven, hob with extractor over, sink with mixer tap, space for washing machine and fridge freezer.

LOBBY

With door leading to the rear courtyard garden and further door leading to the ground floor bathroom.

GROUND FLOOR BATHROOM - 1.98m x 1.6m (6'6" x 5'3")

With UPVC double glazed obscure glass window to the side, panelled bath with shower over, low level WC, pedestal wash hand basin and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.28m x 2.77m (10'9" x 9'1")

With UPVC double glazed window to the front and radiator.

BEDROOM TWO - 2.41m x 2.1m (7'11" x 6'11")

With UPVC double glazed window to the rear, fitted wardrobe, storage cupboard and radiator.

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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NEW ROAD, TS14 6AQ



EXTERNALLY

PARKING

New Road has the benefit of on street permit parking.

REAR COURTYARD GARDEN

To the rear of the property there is a courtyard garden.

AGENTS REF: - JW/LS/NUN230279/18042024

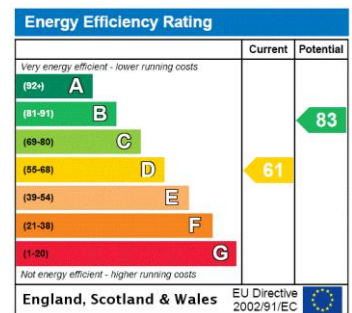
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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