

## WOODHOUSE ROAD, GUISBOROUGH, TS14 6LJ



- ▲ New UPVC Double Glazed Windows
- ▲ Bespoke Fitted Kitchen
- ▲ Bespoke Fitted Bathroom
- ▲ Nicely Decorated Throughout

- ▲ Good Size Driveway & Off Road Parking
- ▲ End Terrace Corner Property
- ▲ Good Size Rear Garden
- ▲ Popular Location

**£130,000**

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A much improved, traditional style end terraced home situated in a popular residential location. The current owners have made many improvements including new windows, new bathroom, and bespoke fitted kitchen. There is lots of parking to the front and a good size garden at the rear. We advise early viewing to avoid disappointment.

### **GROUND FLOOR**

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

**LIVING ROOM - 5.77m x 2.92m (18'11" x 9'7")**  
A double aspect room with UPVC double glazed window to the front, UPVC double glazed window to the rear and radiators.

**KITCHEN - 3.35m x 2.29m (11' x 7'6")**  
With UPVC double glazed window to the side, a range of bespoke fitted base and wall units with contrasting worktops, integrated oven, integrated microwave, integrated gas hob with tiled splashback, integrated fridge freezer, double stainless steel sink with contemporary style mixer tap, and UPVC double glazed door leading to utility storage area.

**UTILITY STORAGE AREA** - Offering potential for further development and with space for washing machine and door leading to the rear garden.

### **FIRST FLOOR**

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

**BEDROOM ONE - 4.4m x 2.57m (14'5" x 8'5")**  
With UPVC double glazed window to the front, over stairs storage and radiator.

**BEDROOM TWO - 3.18m x 3.15m (10'5" x 10'4")**  
With UPVC double glazed window to the rear and radiator.

**BATHROOM** - With UPVC double glazed obscure glass window to the rear, a range of modern fitted bathroom units comprising of panelled bath with shower and shower screen over, vanity unit incorporating wash hand basin and mixer tap, low level WC, and heated towel rail.

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

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## EXTERNALLY

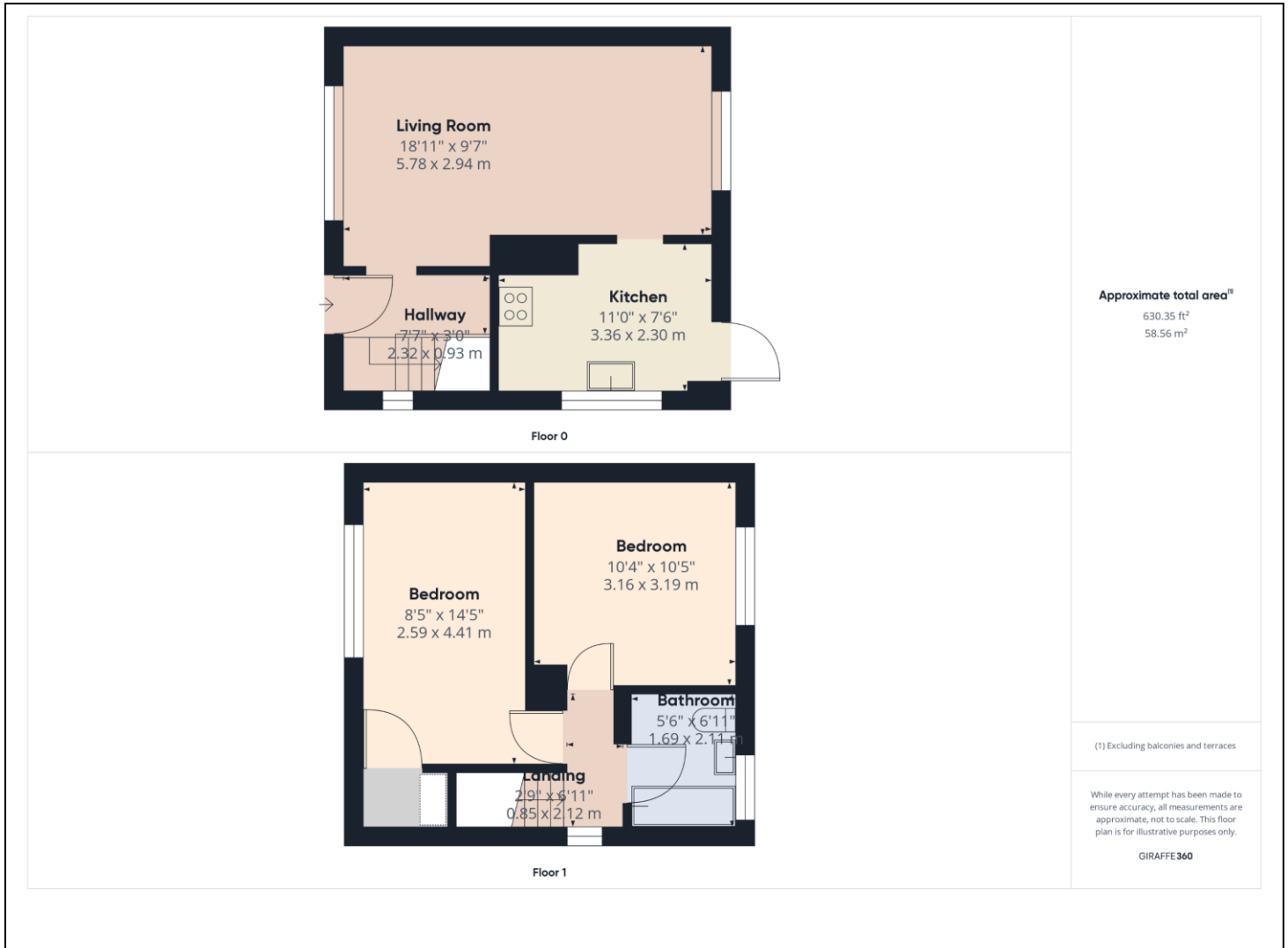
**PARKING & GARDEN** - To the front of the property is a good size driveway with access to the side and rear. The rear garden is mainly laid to lawn with paved patio area and all surround by substantial fencing.

**AGENTS REF:** - JW/LS/NUN230495/02052024

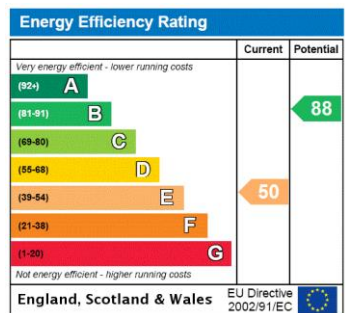
**Council Tax Band:** A      **Tenure:** Freehold

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





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