

MOSSDALE GROVE, GUISBOROUGH, TS14 8JB



- ▲ An Extended Four Bedroom Detached House Offering Spacious Accommodation
- ▲ Occupying a Fabulous Plot with a Generous Private Rear Garden
- ▲ Block Paved Driveway & 21ft Garage
- ▲ 23ft Living Room Opening to Dining Area
- ▲ Rear Garden Room

- ▲ Extended Fitted Kitchen
- ▲ Four Generous Size Bedrooms
- ▲ Popular Cul-De-Sac Setting Within this Highly Regarded Area of Guisborough
- ▲ No Forward Chain
- ▲ The Property Has Been Subject To A Full Shale Removal

£295,000

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2 Mossdale Grove is a spacious and extended four-bedroom detached residence located within a popular cul-de-sac in this highly regarded area of Guisborough. The property occupies a fabulous plot with a spacious mature private garden to the rear and a block paved driveway leading to a 21ft garage to the front. Internally the accommodation briefly comprises an entrance porch, ground floor WC, 23ft living room opening to dining area, garden room enjoying lovely views over the rear garden and an extended 16ft fitted kitchen. To the first floor there are four generous size bedrooms and a family bathroom. The property has been subject to a full shale removal. We are anticipating a large amount of interest in this property so please call our Guisborough Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - With staircase to the first floor.

CLOAKROOM/WC - 1.8m x 0.97m (5'11" x 3'2")

LIVING ROOM - 7.2m x 3.07m (23'7" x 10'1")
Opening to dining area.

DINING AREA - 4.3m x 1.98m (14'1" x 6'6")
With large under stairs storage cupboard.

GARDEN ROOM - 5.5m x 2.6m (18'1" x 8'6")
With patio door to the rear garden.

KITCHEN - 5.1m x 3.12m (16'9" x 10'3")
With a range of fitted wall and floor units, complementing work surface and patio door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.68m x 3.48m (12'1" x 11'5")
With built-in wardrobe.

BEDROOM TWO - 4.37m x 2.46m (14'4" x 8'1")

BEDROOM THREE - 4.34m x 2.6m (14'3" x 8'6")

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

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BEDROOM FOUR - 4.95m x 1.85m (16'3" x 6'1")

FAMILY BATHROOM - 2.36m x 1.6m (7'9" x 5'3")

White suite comprising bath with shower over and screen, low level WC, wash hand basin, part tiled walls, and chrome heated towel rail.

EXTERNALLY

GARAGE - 6.4m x 2.54m (21' x 8'4")

Externally there is a block paved driveway leading to an integral garage.

GARDENS - Open plan front garden and to the rear there is a generous spacious, private, and mature garden that has been well maintained and offers a mature range of shrub and tree borders and a secret garden to the rear with greenhouse.

AGENTS REF: - DP/LS/NUN230626/16082023

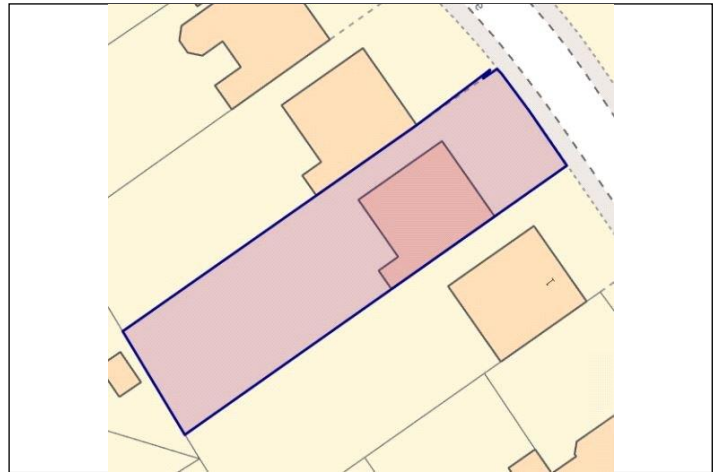
Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

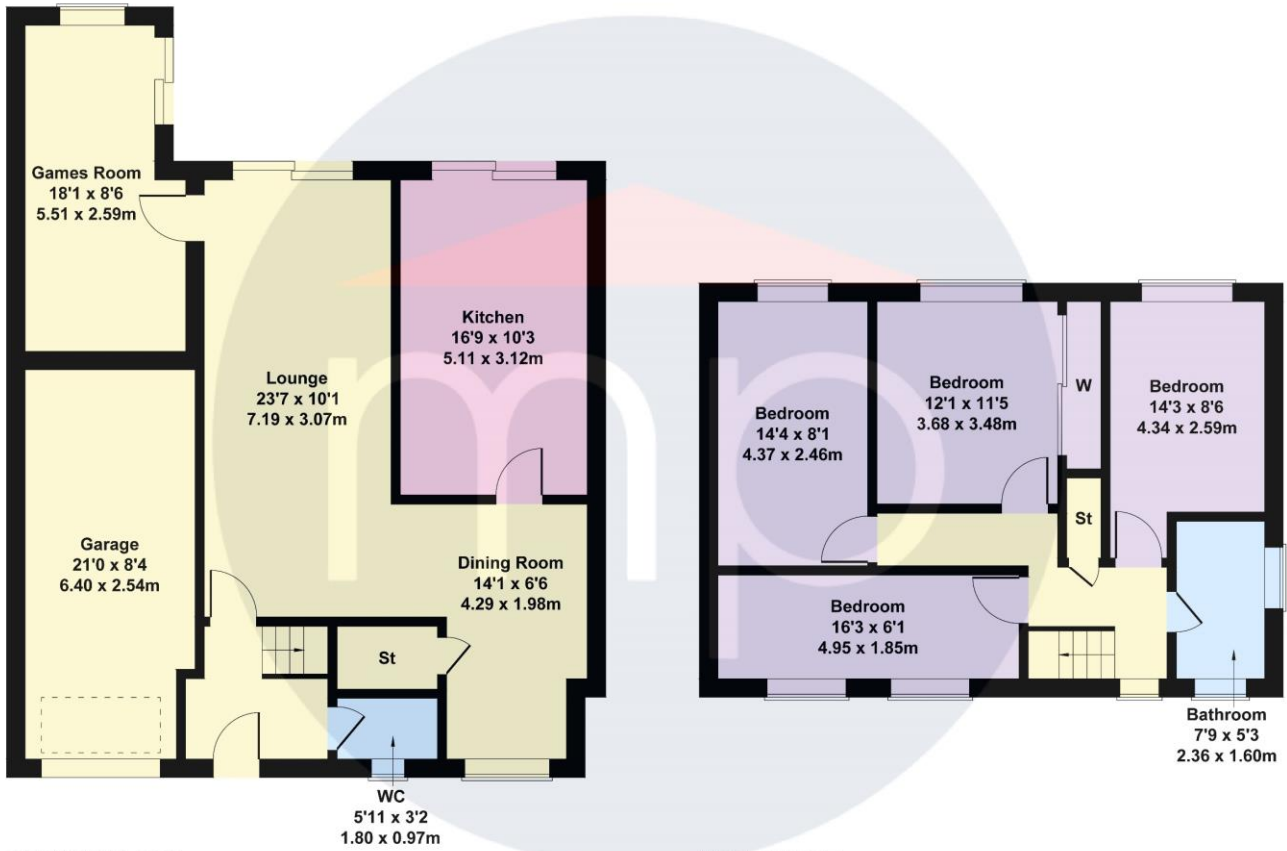


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Mossdale

Approximate Gross Internal Area
1602 sq ft - 149 sq m

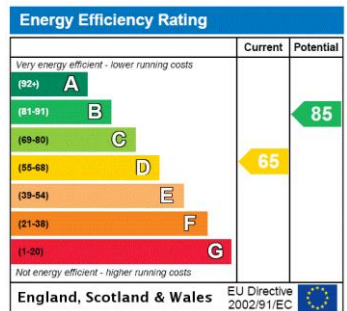


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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.



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