

OVERDALE, GUISBOROUGH, TS14 8JQ



- ▲ Three/Four Bedroom Semi-Detached House
- ▲ Quiet Cul-De-Sac Location
- ▲ Sought After Guisborough Address
- ▲ Close to Schooling & Local Amenities

- ▲ Front & Rear Gardens, Driveway & Garage
- ▲ 29ft Living/Dining Room
- ▲ Kitchen & Utility Room/WC
- ▲ Early Viewing Advised

Offers Over £215,000

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Situated on a generous corner plot with well maintained and established lawned gardens and patio area and an imprinted concrete driveway leads to a detached single garage. Internally the property briefly comprises hallway leading into a 29ft lounge/dining room with wood burning stove with attractive stone surround and tiled hearth and French doors lead out to the spacious and private rear garden. There is a versatile ground floor bedroom currently utilised as a sitting room/exercise room and a modern kitchen with a good range of wall and floor mounted units. The kitchen benefits from a built-in oven, microwave and grill, gas hob, integrated dishwasher and there is a useful utility/WC. On the first floor there are three bedrooms, the spacious master with fitted wardrobes and a modern shower room with generous storage. Viewing comes highly recommended to appreciate all this family home has to offer.

GROUND FLOOR

HALLWAY

LOUNGE/DINING ROOM - 3.68m x 8.84m (12'1" x 29')

KITCHEN - 2.57m x 1.45m (8'5" x 4'9")

BEDROOM/SITTING ROOM - 3.4m x 2.24m (11'2" x 7'4")

UTILITY/WC - 2.36m x 2.06m (7'9" x 6'9")

FIRST FLOOR

LANDING - '

BEDROOM ONE - 3.7m x 3.5m (12'2" x 11'6")

BEDROOM TWO - 3.56m x 2.6m (11'8" x 8'6")

BEDROOM THREE - 2.51m x 3.25m (8'3" x 10'8")

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

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SHOWER ROOM - 1.4m x 4.45m (4'7" x 14'7")

EXTERNALLY

GARDENS & GARAGE - Externally there is a low maintenance front garden laid to lawn with neat established shrubs, gravelled area for additional parking and an imprinted side driveway provides off road parking leading to a single detached garage. Gated side access leads to the private enclosed rear garden mainly laid to lawn with a variety of neat established shrubs and borders.

AGENTS REF: - JF/LS/NUN230686/06122023

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

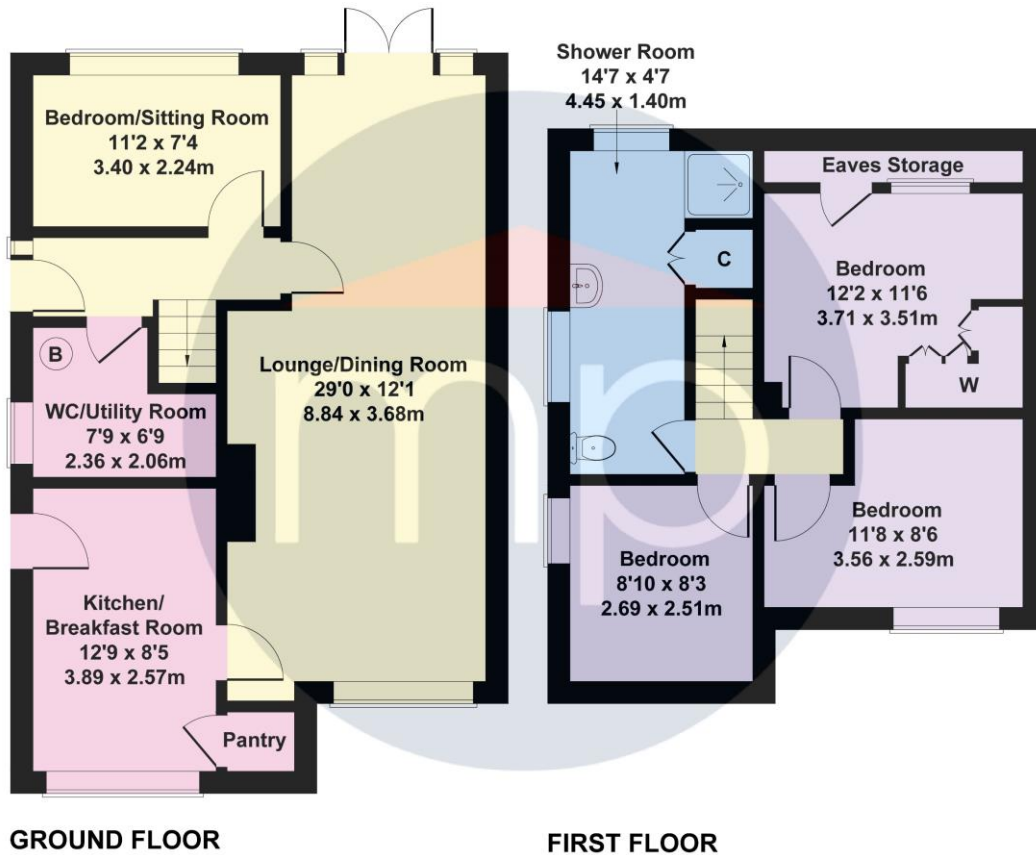


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10 Overdale

Approximate Gross Internal Area
1030 sq ft - 96 sq m



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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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