

BILSDALE GARDENS, GUISBOROUGH, TS14 8DG



- ▲ A Modern Three Bedroom Detached House Built by Bellway Homes
- ▲ Attractive Modern Open Plan Kitchen Diner & Separate Living Room
- ▲ Three Generous Bedrooms, Master with En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Generous Size Plot in a Cul-De-Sac Position with Good Size Rear Garden
- ▲ Double Width Driveway to Integral Garage
- ▲ Early Viewing Advised

£240,000

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Enjoying a quiet cul-de-sac position within the popular Bellway Pine Walk Development with access locally to highly regarded junior and secondary schooling, shopping facilities and transport links.

Internally the property briefly comprises an entrance hall leading into the living room with useful access into the integral garage. The modern open plan kitchen diner comes with a good range of grey wall and floor mounted units, double oven, integrated dishwasher and double-glazed French doors lead out to the southeast facing rear garden. A handy cloakroom/WC completes the ground floor. On the first floor there are three generous bedrooms with the master bedroom having an en-suite shower room and there is a family bathroom. Further benefits include a gas central heating system, double glazing and remaining NHBC warranty. Externally there are lawned gardens to the front and rear and a double width brick paved driveway provides off road parking leading to the single integrated garage. Internal viewing is highly recommended to appreciate all this property has to offer.

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM - 3.58m x 4.04m (11'9" x 13'3")

KITCHEN DINER - 6.1m x 2.92m (20' x 9'7")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.62m x 3.8m (15'2" x 12'6")

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

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EN-SUITE - 1.37m x 2.92m (4'6" x 9'7")

AGENTS REF: - JF/LS/NUN230870/14122023

BEDROOM TWO - 3.68m x 3.12m (12'1" x 10'3")

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

BEDROOM THREE - 3.1m x 2m (10'2" x 6'7")

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

BATHROOM - 1.9m x 1.93m (6'3" x 6'4")

EXTERNALLY

PARKING & GARAGE

A double width brick paved driveway provides off-road parking and leads to a single integrated garage with an internal door into the house.

GARDENS

Neat low maintenance lawned front garden with gated side access leading to the enclosed rear garden mainly laid to lawn with a paved patio area, raised decking area and enjoying a south easterly aspect.

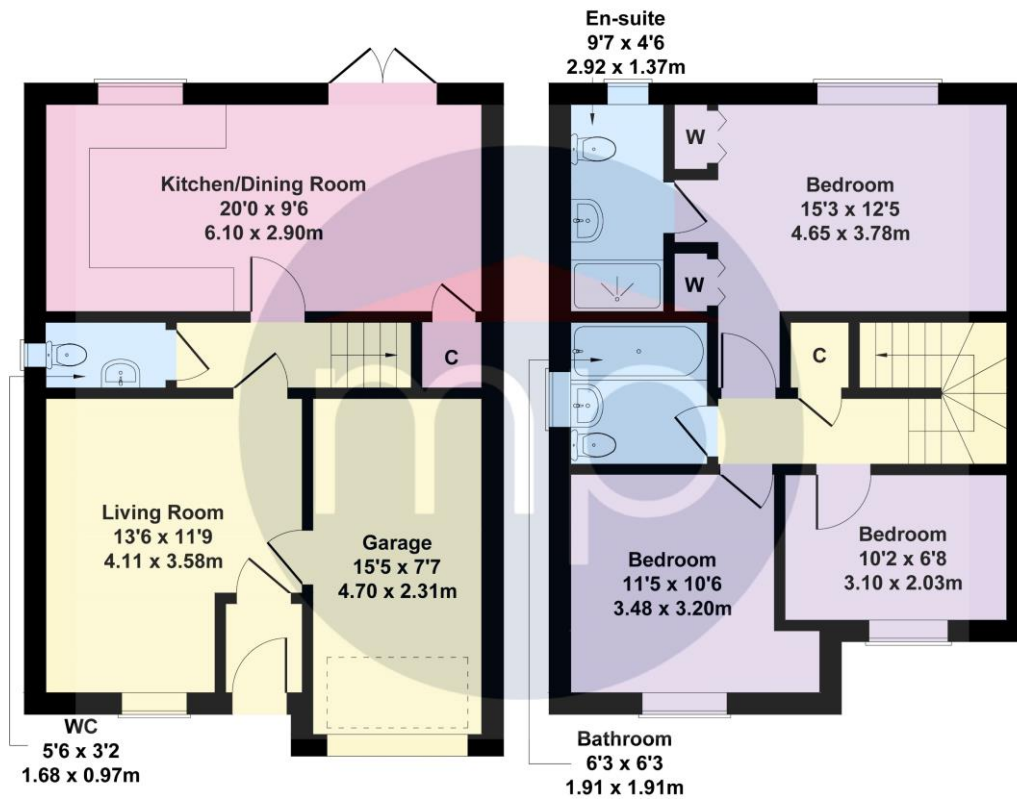


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21 Bilsdale Gardens

Approximate Gross Internal Area
1066 sq ft - 99 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		94
(81-91)	B	83	
(69-80)	C		
(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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