

THAMES AVENUE, GUISBOROUGH, TS14 8AR



- ▲ A Four Bedroom Semi Detached House Enjoying a Very Pleasant Position Within This Sought After Guisborough Area
- ▲ Within Short Distance of Guisborough's Westgate
- ▲ Bay Fronted Lounge Dining Room
- ▲ Kitchen with A Range of Fitted Units
- ▲ Four Generous First Floor Bedrooms
- ▲ Family Bathroom & Separate WC

- ▲ Gas Central Heating System & Double Glazing
- ▲ Front Garden & Driveway Leading to Integrated Garage
- ▲ Sizeable Rear Garden Enjoying a Southerly Aspect
- ▲ With Huge Potential, Viewing Is Highly Recommended

Offers Over £230,000

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A four-bedroom semi-detached house enjoying a very pleasant position within this sought after Guisborough area. With huge potential, viewing is highly recommended.

GROUND FLOOR

HALLWAY –

LOUNGE - 3.9m (12'10") x 5.72m (18'9") into bay window

DINING ROOM - 3.28m x 3.48m (10'9" x 11'5")

KITCHEN - 2.82m x 3.8m (9'3" x 12'6")

FIRST FLOOR

LANDING -

BEDROOM ONE - 3.58m (11'9") x 5.05m (16'7") into bay window

BEDROOM TWO - 2.57m x 4.34m (8'5" x 14'3")

BEDROOM THREE - 3.25m x 3.53m (10'8" x 11'7")

BEDROOM FOUR - 2.51m x 2.36m (8'3" x 7'9")

BATHROOM - 2.84m x 2.36m (9'4" x 7'9")

SEPERATE WC -

EXTERNALLY

GARDENS & GARAGE - Externally there is a front garden laid to lawn with neat established borders and a driveway provides off road parking leading to a single integrated

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

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garage. Side path with secure gate access leads to the spacious enclosed rear garden with a southeast facing aspect and is mainly laid to lawn with established shrubs, patio area and useful brick-built storage.

AGENTS REF: - JF/LS/NUN240055/22012024

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

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



THAMES AVENUE, TS14 8AR



47 Thames Avenue

Approximate Gross Internal Area
1436 sq ft - 133 sq m

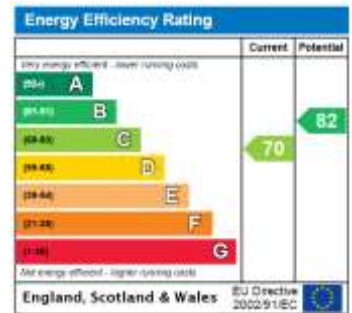


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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