

GLAISDALE ROAD, GUISBOROUGH, TS14 8DF



- ▲ Presented to a Show Home Standard Throughout
- ▲ A Stunning Four Bedroom Detached Home
- ▲ Located Within a Popular Modern Area of Guisborough
- ▲ Updated with No Expense Spared by the Current Owners
- ▲ Move In Condition
- ▲ Landscaped Rear Garden
- ▲ Generous Size Block Paved Driveway to a Single Integral Garage

- ▲ Spacious Master Bedroom with Built-In Wardrobes & Modern En-Suite Shower Room
- ▲ Under Floor Heating to Entrance Hall & Cloakroom/WC
- ▲ Stunning Open Plan Fitted Kitchen/Dining/Family Area with Integrated Appliances
- ▲ Solar Panels
- ▲ Overall, A Stunning Family Home, Arguably the Best on the Market!

£310,000

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26 Glaisdale Road is a stunning four bedroom detached residence located within a modern area of Guisborough, presented to a show home standard and occupying a fabulous plot with an extensive block pave driveway to the front with landscaped borders and to the rear there is a fabulous recently landscaped garden with spacious patio, lawn and raised veranda with its own bar. Internally the entrance hall boasts under floor heating together with the cloakroom/WC, separate living room and a fabulous open plan kitchen/dining/family area to the rear aspect with access to the rear garden. To the first floor there are four generous size bedrooms, master with a modern en-suite shower room and a family bathroom. This really is the perfect family home so please call our Guisborough Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - Tiled floor with under floor heating and feature glass balustrade staircase to the first floor.

CLOAKROOM/WC - With low level WC, wash hand basin and tiled floor with under floor heating.

LIVING ROOM - 4.72m x 3m (15'6" x 9'10")
With feature fire surround.

OPEN PLAN KITCHEN/DINING/FAMILY AREA - 7.8m x 3.12m (max) (25'7" x 10'3" (max))
A fabulous space flooded with natural light and featuring a modern range of shaker design fitted wall and floor units, built-in double oven, fridge and freezer, gas hob with extractor over, part feature panelled wall in family area, tiled floor, and French doors to the landscaped rear garden.

FIRST FLOOR

MASTER BEDROOM - 4.11m x 3m (13'6" x 9'10")
With full width fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.14m x 2.03m (3'9" x 6'8")
With a modern suite comprising shower cubicle, floating basin, low level WC, tiled floor, and part tiled walls.

BEDROOM TWO - 4.06m x 2.6m (13'4" x 8'6")

BEDROOM THREE - 3.15m x 3m (10'4" x 9'10")

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10 Chaloner Street, Guisborough, TS14 6QD

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BEDROOM FOUR - 2.03m x 2.77m (6'8" x 9'1")

BATHROOM - 1.85m x 1.85m (6'1" x 6'1")

Modern suite comprising bath with shower over and screen, floating wash hand basin, low level WC, tiled floor, and part tiled walls.

EXTERNALLY

GARDENS & GARAGE - Externally an extensive block paved driveway to the front elevation provides ample off road parking with planted borders and leads to a single integral garage. To the rear there is a stunning southerly facing garden with spacious patio, lawn and raised veranda with printed concrete and its very own bar.

AGENTS REF: - DP/LS/NUN230287/06042023

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

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



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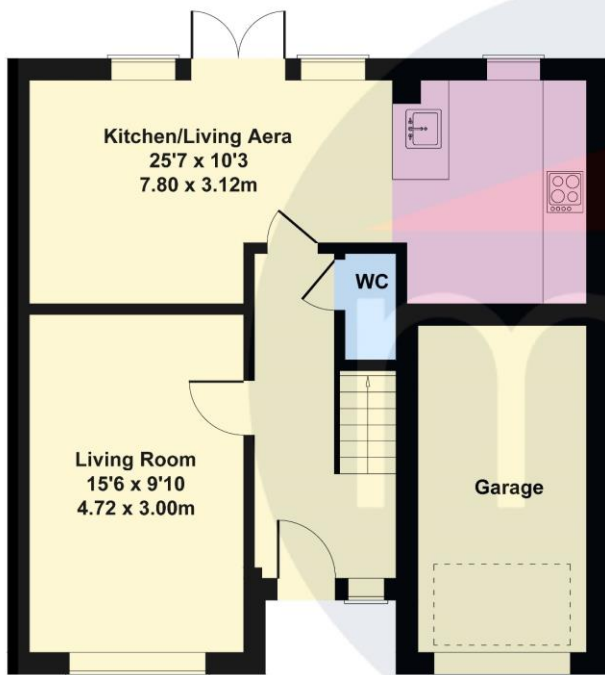


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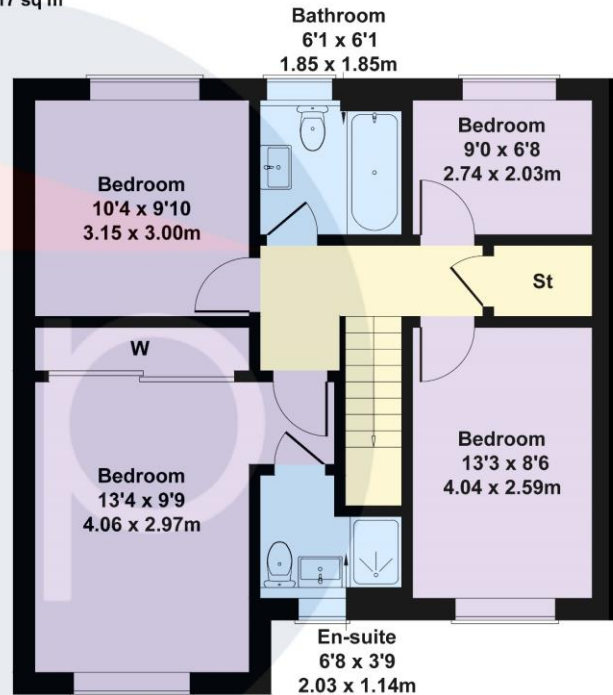


Glaisdale Road

Approximate Gross Internal Area
1262 sq ft - 117 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	95	96
(81-91)	B		
(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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