

HIGH PEAK, GUISBOROUGH, TS14 7NG



- ▲ Detached
- ▲ Highly Popular Area
- ▲ Three Bedrooms

- ▲ Landscaped Rear Garden
- ▲ Large Utility
- ▲ Garage

£310,000

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A stunning three bedroom detached property with a fabulous, landscaped rear garden, open plan lounge/diner and three double bedrooms. Viewing is highly advised.

UTILITY - 2.53m x 2.69m (8'4" x 8'10")

Large utility area with plumbing for washing machine, UPVC double glazed window and door leading to the rear garden.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 3.53m x 4.03m (11'7" x 13'3")

A light and airy lounge with a UPVC double glazed bay window, feature fireplace with electric fire, radiator and archway leading to the dining room.

DINING ROOM - 2.66m x 3.28m (8'9" x 10'9")

A spacious dining room to the rear of the property with UPVC double glazed window and radiator.

KITCHEN - 2.66m x 3.47m (8'9" x 11'5")

With a good range of wall, base and drawer units, integrated electric oven and grill, gas hob, space for a fridge freezer and dishwasher. UPVC double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.00m x 3.81m (9'10" x 12'6")

A double bedroom to the front aspect with fitted high gloss wardrobes and drawer units, UPVC double glazed window and radiator.

BEDROOM TWO - 2.60m x 3.54m (8'6" x 11'7")

Second double bedroom to the rear aspect with fitted wardrobes, UPVC double glazed window and radiator.

BEDROOM THREE - 2.99m x 2.39m (9'10" x 7'10")

Third double bedroom to the front aspect with fitted wardrobes, UPVC double glazed window and radiator.

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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BATHROOM - 2.72m x 1.67m (8'11" x 5'6")

A modern three piece bathroom with low level WC, vanity sink unit, bath with overhead thermostatic shower and glass shower screen, heated towel rail and UPVC double glazed window.

EXTERNALLY

PARKING & GARDENS - The front of the property offers excellent kerb appeal featuring a block paved driveway providing off street parking, alongside a well-maintained lawn and a stunning blossom tree, complemented by mature fir hedging. To the rear, the garden has been recently landscaped to a high standard, boasting an attractive stone patio, a charming walled garden with a neatly kept lawn, and an additional patio area at the far end, perfect for relaxing or entertaining.

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - EE/LS/EST260161/14042026

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

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



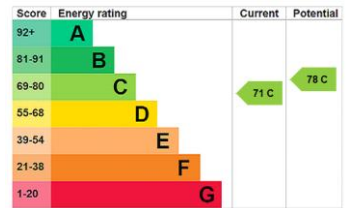
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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