

HIGH PEAK, GUISBOROUGH, TS14 7NG



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

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

£295,000

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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**

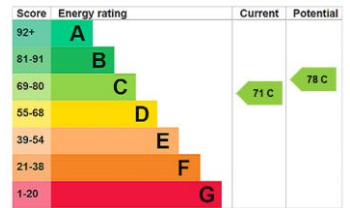


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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