

## WESTGATE, GUISBOROUGH, TS14 6NJ



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Convenient Central Location
- ▲ Brilliant for a First Time Buyer or Buy to Let

- ▲ Nicely Presented Throughout
- ▲ Ground Floor Bathroom
- ▲ Garage
- ▲ South Facing Courtyard Style Rear Garden

£118,500

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Located within minutes of Guisborough's bustling High Street, this terraced home is excellent for a first time buyer or as a buy to let. Nicely presented throughout and benefiting from a garage and a south facing courtyard style rear garden. Early viewing is advised.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 0.94m x 0.92m (3'1" x 3')**

Modern coloured composite entrance door with decorative glasswork, wide plank oak laminate flooring and panelled door to the living room.

##### **LIVING ROOM - 3.65m (12') reducing to 2.61m (8'7") x 3.69m (12'1") reducing to 2.75m (9')**

A nicely presented room with freestanding electric flame effect fire, alcove storage, oak laminate flooring flows through from the entrance hall, radiator, UPVC window and archway to the dining room.

##### **DINING ROOM - 3.63m (11'11") reducing to 2.75m (9') x 2.92m (9'7")**

With feature wall, wide plank oak laminate flooring, UPVC window overlooks the rear courtyard area, staircase to the first floor, handy under stairs storage cupboard and part glazed door to the kitchen.

##### **KITCHEN - 1.95m x 3.42m (6'5" x 11'3")**

A shaker style fitted kitchen with contrasting roll edge worktops and upstands, integrated electric oven and hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, tiled flooring, UPVC window, door to the courtyard and garage and further door to the bathroom.

##### **BATHROOM - 1.94m x 1.72m (6'4" x 5'8")**

White suite with over bath electric shower, part tiled walls with decorative inserts, tiled flooring flows through from the kitchen, radiator and UPVC window.

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

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## FIRST FLOOR

### **LANDING - 1.59m x 0.72m (5'3" x 2'4")**

With modern style panelled doors to all rooms and access to the loft space.

### **BEDROOM ONE - 3.66m (12') reducing to 1.94m (6'4") x 3.70m (12'2") reducing to 2.85m (9'4")**

A spacious room with feature wall, neutral carpet, radiator and UPVC window.

### **BEDROOM TWO - 2.73m x 2.92m (8'11" x 9'7")**

A light and bright southerly facing double room with radiator, UPVC window and integrated shelved storage cupboard houses the Baxi combi boiler with filter system.

## EXTERNALLY

### **GARAGE - 3.11m x 3.24m (10'2" x 10'8")**

With roller access door, power, light, shelved and eaves storage and access door to the rear courtyard area.

**REAR COURTYARD** - The rear of the property benefits from a southerly facing courtyard sundeck/seating area with door to the garage.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - CF/LS/GBH250189/24072025

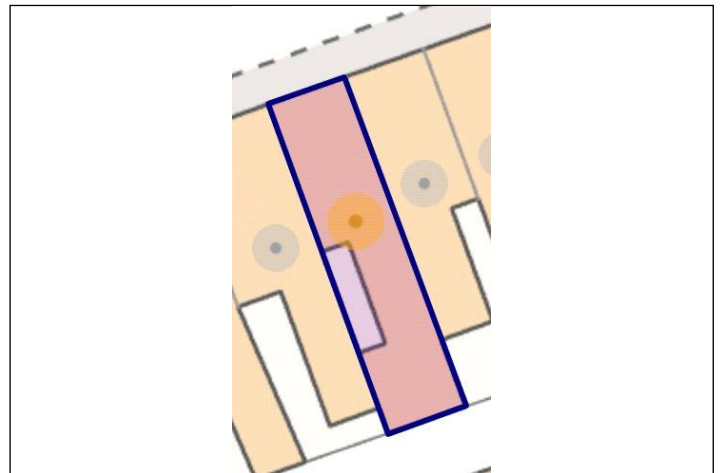
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**



WESTGATE, TS14 6NJ



GROUND FLOOR

1ST FLOOR

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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