

FERNIE ROAD, GUISBOROUGH, TS14 7LZ



- ▲ Three-bedroom semi-detached home
- ▲ Well-presented throughout
- ▲ Conservatory overlooking the rear garden
- ▲ Enclosed rear garden
- ▲ Generous off-street parking to the front

- ▲ Three well-proportioned bedrooms
- ▲ Popular residential location in Guisborough
- ▲ No onward chain

£200,000

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Situated on the popular Fernie Road in Guisborough, this well-presented three-bedroom semi-detached home offers comfortable family living in a highly convenient residential location. Ideally positioned within easy reach of the town centre, local schools, and everyday amenities, the property will appeal to a wide range of buyers.

The accommodation is well maintained throughout, beginning with a welcoming entrance leading into a bright and spacious lounge, providing a comfortable space for relaxing and entertaining. To the rear of the property is a conservatory overlooking the garden, creating a pleasant additional reception area and a perfect place to enjoy views of the outdoor space throughout the seasons. The ground floor layout is practical and well proportioned, offering a light and airy feel.

Upstairs, the property benefits from three decent-sized bedrooms, all offering good space for family living, along with a family bathroom.

Externally, the home enjoys an enclosed rear garden, ideal for families, pets, or outdoor entertaining. To the front, there is ample off-street parking, providing convenient space for multiple vehicles.

Offered to the market with no onward chain, this property represents an excellent opportunity for buyers seeking a straightforward purchase in a well-regarded part of Guisborough.

GROUND FLOOR

ENTRY - 1.88m x 1.65m (6'2" x 5'5")

LIVING ROOM - 5.08m x 3.84m (16'8" x 12'7")

DINING ROOM - 2.7m x 3.28m (8'10" x 10'9")

KITCHEN - 2.29m x 3.15m (7'6" x 10'4")

SUNROOM - 2.41m x 2.74m (7'11" x 9')

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

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FIRST FLOOR

LANDING - 1.9m × 2.3m (6'3" × 7'7")

BEDROOM ONE - 3.12m × 3.35m (10'3" × 11')

BEDROOM TWO - 3.1m × 3.9m (10'2" × 12'10")

BEDROOM THREE - 1.98m × 3.05m (6'6" × 10')

BATHROOM - 1.9m × 1.88m (6'3" × 6'2")

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

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: - JS/LS/GBH250275/12032026

Council Tax Band: C **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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