

FENTON STREET, BOOSBECK, TS12 3AT



- ▲ No Chain
- ▲ Perfect For First Time Buyer
- ▲ Three Bedrooms

- ▲ Front & Rear Gardens
- ▲ Modern Kitchen & Bathroom
- ▲ Spacious Throughout

Offers in the region of £125,000

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Perfect for a first time buyer or family, this property is offered for sale with no chain and is move in ready. Although there is some slight modernisation required, the property is nicely presented and has a modern kitchen and bathroom.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.38m x 3.41m (17'8" x 11'2")

HALLWAY

KITCHEN/SINER - 3.31m x 3.53m (10'10" x 11'7")

DOWNSTAIRS WC

OUTHOUSE/STORAGE

FIRST FLOOR

LANDING

BEDROOM ONE - 3.53m x 2.81m (11'7" x 9'3")

BEDROOM TWO - 3.23m x 3.60m (10'7" x 11'10")

BEDROOM THREE - 2.67m x 2.54m (8'9" x 8'4")

SHOWER ROOM - 2.75m x 2.08m (9' x 6'10")

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

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EXTERNALLY

GARDENS

To the front of the property there is a lovely private front garden and garden path leading to the front porch. The rear of the property is very low maintenance with flag stones and gravelled area.

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/GBH260006/20032026

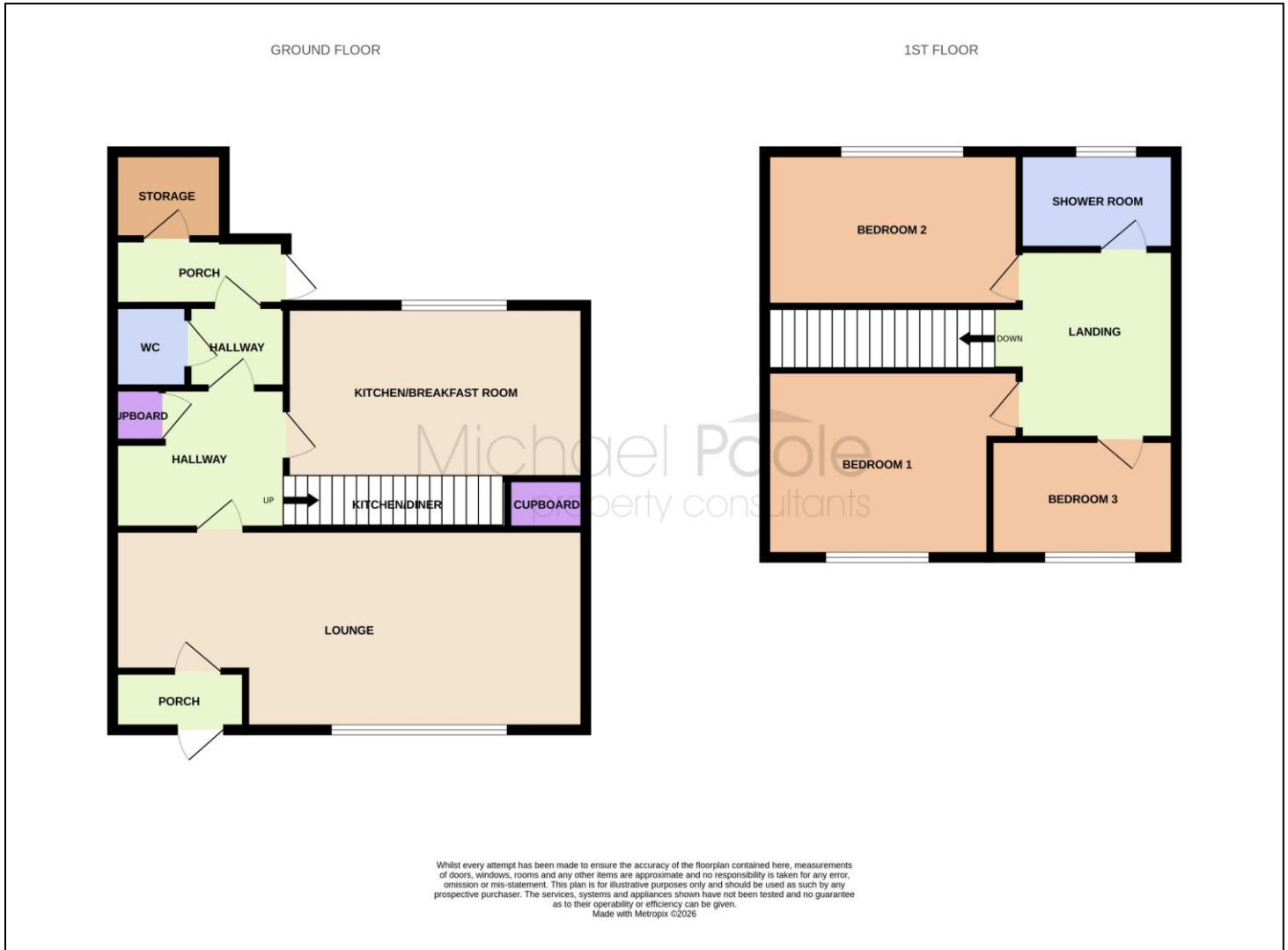
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
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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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