

## UNION STREET, GUISBOROUGH, TS14 6HL



- ▲ Three bedroom semi-detached house
- ▲ Loft converted to create the third bedroom
- ▲ Well-presented throughout
- ▲ No onward chain
- ▲ Ideal first time buy or rental investment
- ▲ Enclosed rear yard providing outdoor space
- ▲ Residents' on-street parking
- ▲ Central Guisborough location close to amenities

**£135,000**

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Situated in a central position within Guisborough, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or investors alike and is offered to the market with no onward chain.

The property is well maintained throughout and provides comfortable living space arranged over three floors. The ground floor features a welcoming living area and a well-appointed kitchen, while the first floor hosts two good-sized bedrooms and a family bathroom. The loft conversion creates a spacious third bedroom, offering flexible accommodation ideal as a main bedroom, guest room, or home office.

Externally, the property benefits from an enclosed rear yard, providing a pleasant and low-maintenance outdoor space suitable for seating and entertaining. To the front, there is residents' on-street parking, though no specific spaces are allocated.

Located within easy reach of Guisborough's shops, amenities, and transport links, this property represents a fantastic opportunity to purchase a ready-to-move-into home in a popular location.

**GROUND FLOOR**

**HALLWAY - 0.9m x 0.9m (2'11" x 2'11")**

**LOUNGE - 3.38m x 3.9m (11'1" x 12'10")**

**DINING ROOM - 3.02m x 3.9m (9'11" x 12'10")**

**KITCHEN - 2.3m x 2.13m (7'7" x 7')**

**FIRST FLOOR**

**BEDROOM ONE - 3.4m x 3.94m (11'2" x 12'11")**

**BEDROOM TWO - 2.16m x 2.57m (7'1" x 8'5")**

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

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## UNION STREET, TS14 6HL

**BATHROOM - 2.3m x 2.1m (7'7" x 6'11")**

**LANDING - 3.18m x 0.9m (10'5" x 2'11")**

**STAIRWELL - 0.76m x 1.3m (2'6" x 4'3")**

### **SECOND FLOOR (LOFT CONVERSION)**

**BEDROOM THREE - 4.01m x 3.76m (13'2" x 12'4")**

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

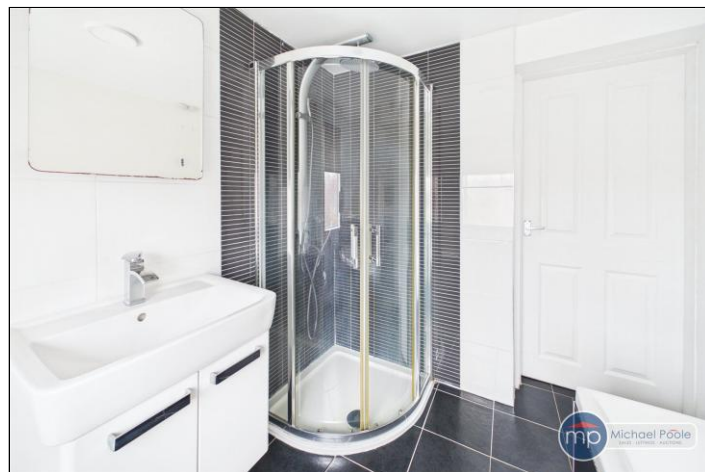
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**AGENTS REF:** - JS/LS/GBH260041/12032026

**Council Tax Band:** A      **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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