

UNION STREET, GUISBOROUGH, TS14 6HL



- ▲ Residential parking available directly opposite the property
- ▲ Three-bedroom semi-detached home arranged over three floors
- ▲ Fully Building Regulations approved loft conversion providing versatile accommodation
- ▲ Move-in-ready condition throughout
- ▲ Offered with no onward chain
- ▲ Walking distance to Guisborough town centre, shops, cafés, and local amenities
- ▲ Enclosed, low-maintenance rear yard ideal for relaxing or entertaining
- ▲ Ideal first-time purchase, investment, or home for professionals and downsizers

£135,000

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Perfectly positioned just a short stroll from the heart of Guisborough, this attractive three-bedroom semi-detached home combines convenience, flexibility, and move-in-ready accommodation, making it an excellent choice for first-time buyers, professionals, downsizers, or investors. Offered to the market with no onward chain, it presents an opportunity to settle into a well-maintained home.

The property's central location means you can leave the car at home and enjoy easy walking access to Guisborough's bustling high street, independent shops, cafés, restaurants, supermarkets, and everyday amenities, while excellent transport links make commuting to the surrounding areas straightforward.

Inside, the home has been thoughtfully maintained to provide bright, comfortable living spaces that are ready to enjoy from day one. Arranged over three floors, the accommodation offers excellent flexibility to suit changing lifestyles. A standout feature is the fully Building Regulations-approved loft conversion, creating a spacious third bedroom that could equally serve as a luxurious principal bedroom, a peaceful home office, a hobby room, or guest accommodation, depending on your needs.

Outside, the enclosed rear yard provides a private, low-maintenance outdoor space that's ideal for relaxing with a morning coffee, dining outdoors, or entertaining friends without the upkeep of a larger garden. Residential parking is available directly opposite, adding valuable everyday convenience in this central location.

Whether you're looking for your first home, a property requiring little immediate work, or a ready-to-let investment in a sought-after location, this charming home offers an appealing blend of character, practicality, and lifestyle.

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

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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")

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

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - JS/LS/GBH260041/15072026

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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