

# BROCKLESBY ROAD, GUISBOROUGH, TS14 7PX



- ▲ Three-bedroom semi-detached home
- ▲ Ideal for small families or couples
- ▲ Modern and airy throughout
- ▲ Spacious and well-presented living areas
- ▲ Versatile garden room (converted garage)
- ▲ Useful storage retained to the front of the garage
- ▲ Good-sized driveway providing off-street parking
- ▲ Attractive views towards Highcliff and surrounding hills
- ▲ Situated in a popular residential area
- ▲ Convenient access to local amenities, schools and countryside walks

**£185,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Situated on the ever-popular Brocklesby Road, this beautifully presented three-bedroom semi-detached home offers a modern, airy living space ideal for small families or couples looking to settle in a sought-after part of Guisborough.

The property benefits from bright and well-proportioned rooms throughout, creating a welcoming and contemporary feel from the moment you step inside. The living spaces are light and spacious, making it a comfortable home for everyday living as well as entertaining.

Upstairs, three well-sized bedrooms provide flexible accommodation for family life, guest space or a home office.

Externally, the property enjoys a good-sized driveway providing convenient off-street parking. The former garage has been thoughtfully converted into a versatile garden room, perfect as a home office, gym or additional living space, while useful storage has been retained to the front. The property enjoys lovely views towards Highcliff and the surrounding hills, adding to the sense of space and tranquillity this home offers.

Located close to local amenities, well-regarded schools and the beautiful countryside surrounding Guisborough, this property represents a fantastic opportunity to purchase a stylish home in a desirable location.

**GROUND FLOOR**

**HALLWAY - 2.13m x 1.07m (7' x 3'6")**

**LIVING ROOM - 5.2m x 3.28m (17'1" x 10'9")**

**KITCHEN - 2.72m x 4.42m (8'11" x 14'6")**

**FIRST FLOOR**

**LANDING - 2.95m x 1.75m (9'8" x 5'9")**

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



BROCKLESBY ROAD, TS14 7PX

**BEDROOM ONE - 4.01m x 2.6m (13'2" x 8'6")**

**BEDROOM TWO - 3.28m x 2.6m (10'9" x 8'6")**

**BEDROOM THREE - 2.6m x 1.78m (8'6" x 5'10")**

**BATHROOM - 1.68m x 1.8m (5'6" x 5'11")**

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:** - JS/LS/GBH260063/12032026

**Council Tax Band:** B      **Tenure:** Freehold

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

Tel: **01287 552280**



BROCKLESBY ROAD, TS14 7PX



BROCKLESBY ROAD, TS14 7PX

A photograph of a storefront for Michael Poole property consultants at night. The sign above the entrance is illuminated with blue light and reads "Michael Poole property consultants". The windows display various property listings and information. The interior is lit up, showing a desk and chairs.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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.



**TO VIEW:** Contact our Guisborough Office on Tel: **01287 552280**  
 10 Chaloner Street, Guisborough, TS14 6QD