

FREEBROUGH ROAD, MOORSHOLM, SALTBURN-BY-THE-SEA, TS12 3JB



- ▲ Four Bedroom Detached Sandstone Home
- ▲ Sought-After Village Location
- ▲ Ideal Renovation Project
- ▲ Spacious Kitchen/Diner

- ▲ Utility Room & Ground Floor Shower Room
- ▲ Family Bathroom & Separate WC
- ▲ Generous Outbuildings
- ▲ Potential for Off-Street Parking

Offers in the region of £300,000

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Situated within the picturesque village of Moorsholm, this substantial four-bedroom detached sandstone property presents a fantastic opportunity for purchasers seeking a renovation project in a desirable rural setting.

Offering generous accommodation throughout, the ground floor comprises a welcoming entrance hall, spacious living room, large kitchen/diner ideal for family living, utility room and a convenient ground floor shower room.

To the first floor are four well-proportioned bedrooms, a family bathroom and a separate WC, providing ample space for growing families or those looking to create their ideal countryside home.

Externally, the property benefits from generous outbuildings offering excellent storage, workshop potential or future development possibilities, subject to the necessary permissions. There is also space to create off-street parking, further enhancing the property's appeal.

Located on Freebrough Road, the property enjoys a peaceful village position with easy access to the surrounding countryside whilst remaining within reach of local amenities and transport links.

Requiring modernisation throughout, this is a rare opportunity to acquire a characterful detached sandstone home with significant potential in one of East Cleveland's most sought-after rural villages.

GROUND FLOOR

HALLWAY - 0.84m x 2.34m (2'9" x 7'8")

LIVING ROOM - 3.35m x 6.8m (11' x 22'4")

DINING ROOM - 3m x 4.88m (9'10" x 16')

KITCHEN - 4.06m x 3.3m (13'4" x 10'10")

UTILITY ROOM - 2.62m x 1.96m (8'7" x 6'5")

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

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BATHROOM - 2.7m x 1.78m (8'10" x 5'10")

FIRST FLOOR

LANDING - 2.72m x 1.78m (8'11" x 5'10")

BEDROOM ONE - 4.04m x 3.48m (13'3" x 11'5")

BEDROOM TWO - 3.4m x 3.5m (11'2" x 11'6")

BEDROOM THREE - 2.74m x 3.48m (9' x 11'5")

BEDROOM FOUR - 2.46m x 1.8m (8'1" x 5'11")

BATHROOM - 3m x 1.78m (9'10" x 5'10")

WC - 1.8m x 0.84m (5'11" x 2'9")

BUYER 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.

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

AGENTS REF: - JS/AF/GBH260109/16062026

Council Tax Band: B **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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