

LINLITHGOW CLOSE, GUISBOROUGH, TS14 7PH



- ▲ Close to local amenities, schools and transport links
- ▲ Beautifully presented and exceptionally well maintained throughout
- ▲ Spacious lounge ideal for modern family living
- ▲ Fitted kitchen with central island

- ▲ Stunning conservatory overlooking the rear garden
- ▲ Three well-proportioned bedrooms
- ▲ Generous rear garden
- ▲ Gated driveway & Garage providing off-street parking
- ▲ Separate outbuilding with power, currently used as a home office

£230,000

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Situated on the ever-popular Linlithgow Close in Guisborough, this beautifully presented three-bedroom semi-detached home offers an ideal opportunity for a wide range of buyers seeking a well-maintained property in a sought-after residential area, close to local amenities and transport links.

The property has been exceptionally well cared for and tastefully decorated throughout, creating a warm and inviting living space ready to move straight into. To the ground floor, a spacious and comfortable lounge provides the perfect setting for relaxing or entertaining, while the fitted kitchen features a central island, offering both practicality and a modern focal point for everyday living.

To the rear, a stunning conservatory has been thoughtfully added, providing additional living space and enjoying pleasant views over the generous rear garden—ideal for families or those who enjoy outdoor space.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, all presented to a high standard.

Externally, the home continues to impress with a gated driveway leading to a garage, providing ample off-street parking. The rear garden is well-sized and maintained, offering a great space for outdoor enjoyment. A standout feature is the separate outbuilding, currently utilised as a home office, complete with power—perfect for remote working or a variety of other uses.

GROUND FLOOR

ENTRY - 1.63m x 0.79m (5'4" x 2'7")

LIVING ROOM - 4.11m x 4.72m (13'6" x 15'6")

KITCHEN - 3.15m x 4.65m (10'4" x 15'3")

CONSERVATORY - 2.4m x 4.85m (7'10" x 15'11")

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

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FIRST FLOOR

LANDING - 2.41m x 1.83m (7'11" x 6')

BEDROOM ONE - 3.89m x 2.6m (12'9" x 8'6")

BEDROOM TWO - 2.87m x 2.06m (9'5" x 6'9")

BEDROOM THREE - 2.84m x 2.8m (9'4" x 9'2")

BATHROOM - 1.88m x 1.85m (6'2" x 6'1")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
Standard Broadband & Mobile Signal

AGENTS REF: - JS/AF/GBH260135/05052026

Council Tax Band: C **Tenure:** Freehold

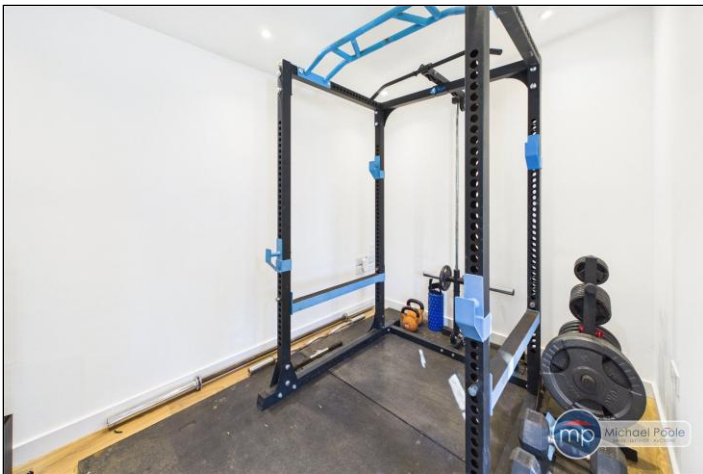
TO VIEW: Contact our Guisborough office on
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