

PEELERS COURT, CHURCH LANE, GUISBOROUGH, TS14 6DW



- ▲ Spacious ground floor apartment
- ▲ Master bedroom with en-suite
- ▲ Off-street parking & Garage
- ▲ Central Guisborough location

- ▲ Walking distance to High Street and local schools
- ▲ Heaps of potential
- ▲ Ideal for families, downsizers or investors

£145,000

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Peelers Court is a spacious three-bedroom ground floor apartment offering an excellent opportunity for buyers seeking generous living accommodation in the heart of Guisborough. Boasting heaps of potential, the property is ideally positioned within walking distance of Guisborough High Street, local amenities and well-regarded schools.

The accommodation briefly comprises a large and welcoming lounge, fitted kitchen, three well-proportioned bedrooms including a master bedroom with en-suite shower room, and a family bathroom. Externally, the property benefits from off-street parking and a garage, adding further practicality and convenience.

Offering versatile living space in a prime central location, this apartment presents an ideal purchase for families, downsizers or investors alike.

GROUND FLOOR

HALLWAY - 5.82m x 1.45m (19'1" x 4'9")

INNER HALL - 2.36m x 1.47m (7'9" x 4'10")

LIVING ROOM - 5.36m x 4.2m (17'7" x 13'9")

KITCHEN - 4.2m x 4.2m (13'9" x 13'9")

BEDROOM ONE - 4.78m x 4.2m (15'8" x 13'9")

EN-SUITE BATHROOM - 2.24m x 1.2m (7'4" x 3'11")

BEDROOM TWO - 3.73m x 4.2m (12'3" x 13'9")

BEDROOM THREE - 2.46m x 2.46m (8'1" x 8'1")

FAMILY BATHROOM - 1.96m x 2.44m (6'5" x 8')

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

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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/GBH260144/22052026

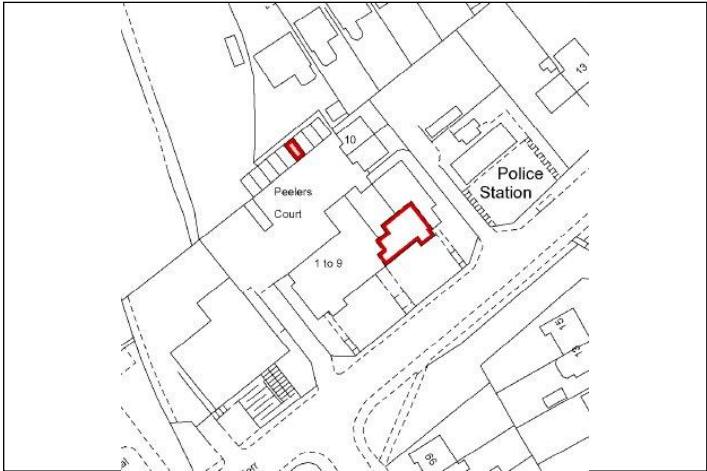
Council Tax Band: C **Tenure:** Leasehold

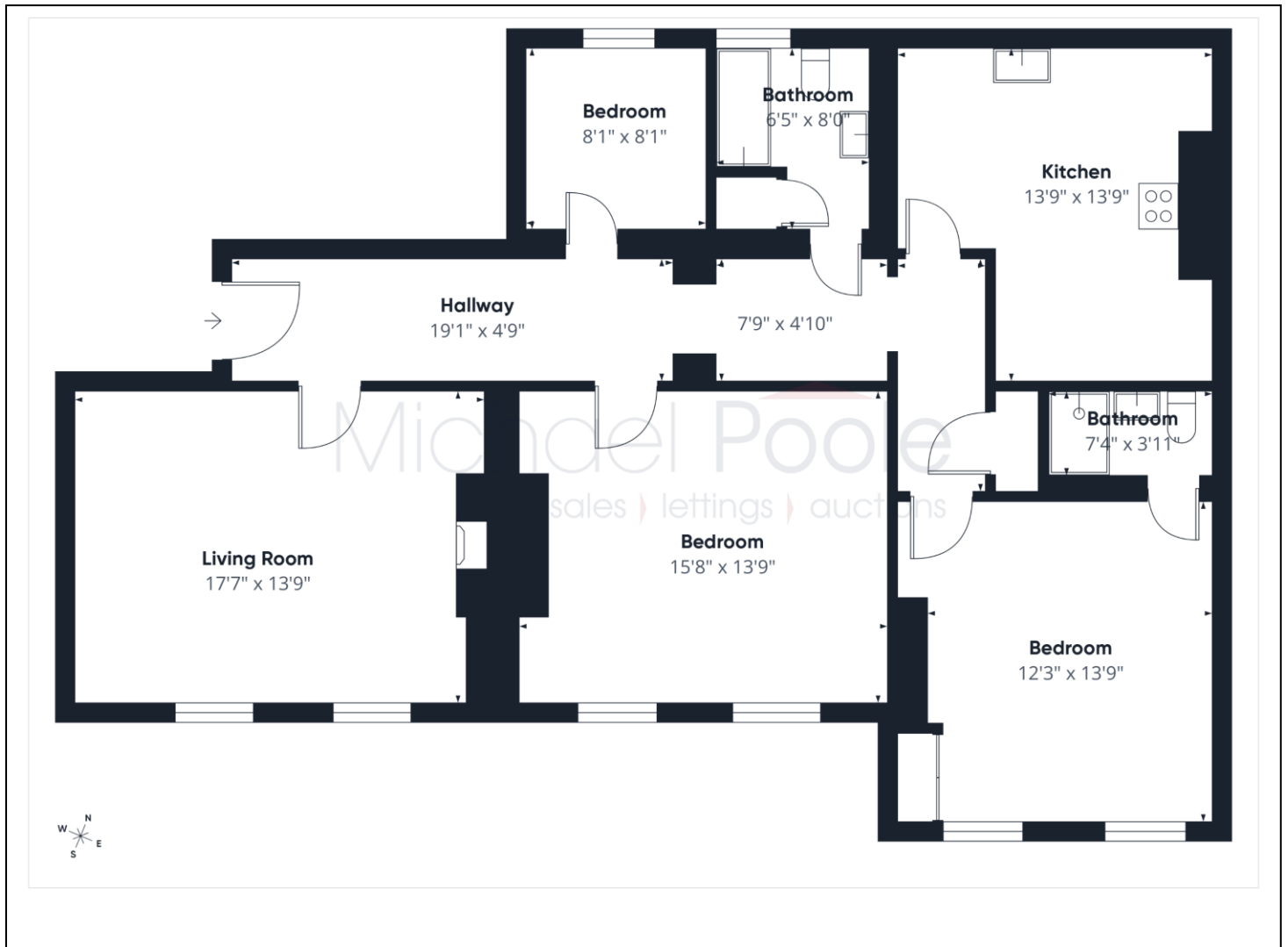
TO VIEW: Contact our Guisborough office on

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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