

## WESTGATE, GUISBOROUGH, TS14 6NB



- ▲ Fantastic central Guisborough location
- ▲ Beautifully renovated throughout within recent years
- ▲ Stylish mock-Victorian interior décor
- ▲ Three well-proportioned bedrooms
- ▲ Spacious mid-terraced family home
- ▲ High standard of presentation throughout
- ▲ Property can be sold fully furnished
- ▲ Ideal turnkey purchase or investment opportunity
- ▲ Walking distance to town centre amenities
- ▲ Ready to move straight into

**£165,000**

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

**Michael Poole**  
sales | lettings | auctions



Situated on Westgate in the heart of the ever-popular market town of Guisborough, this beautifully presented three-bedroom mid-terraced home offers stylish accommodation finished to an exceptional standard throughout. Combining character and charm with tasteful modern upgrades, the property has been thoughtfully renovated in recent years and is ready for immediate occupation.

Internally, the home boasts a distinctive mock-Victorian style décor, creating a warm and elegant atmosphere across every room. The accommodation is both spacious and well-appointed, perfectly suited to a range of buyers including first-time purchasers, families or those seeking a centrally located turnkey property.

The ground floor offers welcoming living accommodation with beautifully presented reception spaces and a well-equipped kitchen, whilst upstairs are three well-proportioned bedrooms alongside a stylish family bathroom. Every aspect of the property has been carefully considered to create a cohesive and characterful finish throughout.

A particularly attractive feature of this sale is that the property can be offered fully furnished, including furniture and fittings, allowing buyers the opportunity to move straight in or utilise the home immediately as a holiday let or investment opportunity.

Positioned within walking distance of Guisborough town centre, local shops, bars, restaurants and transport links, the property also benefits from being situated on the edge of the stunning North York Moors National Park, offering endless opportunities for walking, cycling and outdoor pursuits, whilst the beautiful Northeast coastline is just a short drive away. This is a rare opportunity to acquire a stunning home in a fantastic central location.

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

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



# WESTGATE, TS14 6NB

## GROUND FLOOR

HALLWAY - 0.94m x 1.9m (3'1" x 6'3")

LIVING ROOM - 3.94m x 3.1m (12'11" x 10'2")

KITCHEN - 5.03m x 1.98m (16'6" x 6'6")

DINING AREA - 1.68m x 2.41m (5'6" x 7'11")

UTILITY ROOM - 1.22m x 6.07m (4' x 19'11")

## FIRST FLOOR

LANDING - 1.83m x 1m (6' x 3'3")

BEDROOM ONE - 4.37m x 2.06m (14'4" x 6'9")

BEDROOM TWO - 3.89m x 3.45m (12'9" x 11'4")

BEDROOM THREE - 2.34m x 2.5m (7'8" x 8'2")

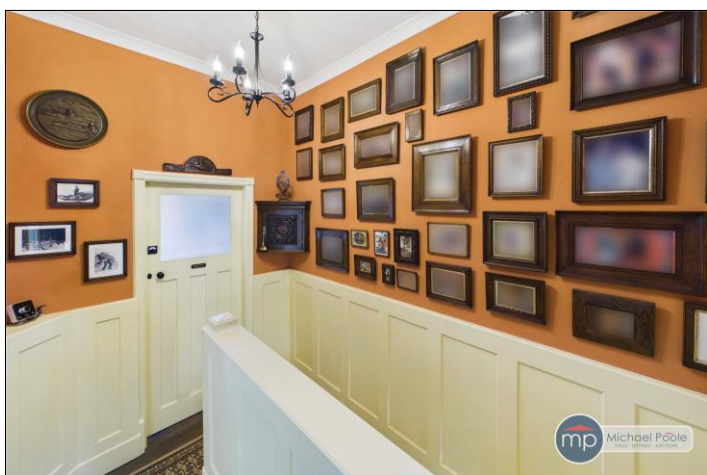
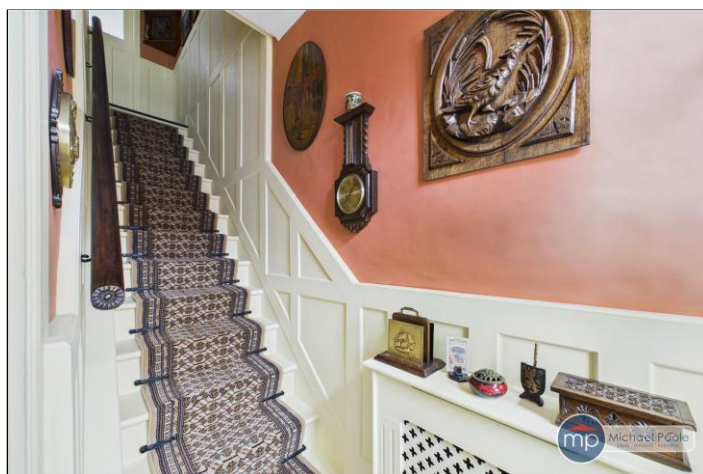
BATHROOM - 1.7m x 2.44m (5'7" x 8')

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/GBH260145/14052026

Council Tax Band: B      Tenure: Freehold

TO VIEW: Contact our Guisborough office on  
Tel: 01287 552280



WESTGATE, TS14 6NB



WESTGATE, TS14 6NB





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