

FIELDFARE GARDENS, GUISBOROUGH, TS14 8NB



- ▲ Modern Taylor Wimpey development
- ▲ Master bedroom with en-suite shower room
- ▲ Spacious kitchen/diner with French doors to rear garden

- ▲ Convenient downstairs WC
- ▲ Family bathroom to first floor
- ▲ Garage and off-street parking
- ▲ Ideal family home
- ▲ Early viewing advised

£220,000

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Situated on the highly regarded Taylor Wimpey development on the edge of Guisborough, this beautifully presented three-bedroom semi-detached home on Fieldfare Gardens offers modern family living in a popular residential location.

The property briefly comprises a welcoming entrance hallway, convenient downstairs WC, spacious lounge and a modern kitchen/diner to the rear with French doors opening onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three good-sized bedrooms, including a master bedroom benefitting from its own en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys off-street parking, a garage and a well-maintained rear garden. Ideally positioned close to local amenities, schools and transport links, this superb home is expected to attract strong interest and early viewing is highly recommended.

GROUND FLOOR

HALLWAY - 1.47m x 1.88m (4'10" x 6'2")

LIVING ROOM - 4.24m x 3.68m (13'11" x 12'1")

WC - 1.02m x 1.8m (3'4" x 5'11")

KITCHEN - 2.84m x 4.72m (9'4" x 15'6")

FIRST FLOOR

LANDING - 1.45m x 1.98m (4'9" x 6'6")

BEDROOM ONE - 3.35m x 2.95m (11' x 9'8")

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EN-SUITE BATHROOM - 1.73m x 1.68m (5'8" x 5'6")

BEDROOM TWO - 3.3m x 2.64m (10'10" x 8'8")

BEDROOM THREE - 3.35m x 1.98m (11' x 6'6")

BATHROOM - 2m x 1.68m (6'7" x 5'6")

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

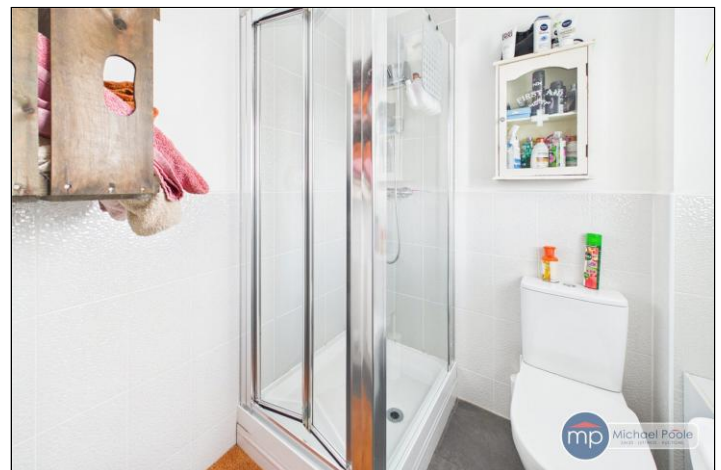
No Known Rights of Way

AGENTS REF: - JS/LS/GBH260153/19052026

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

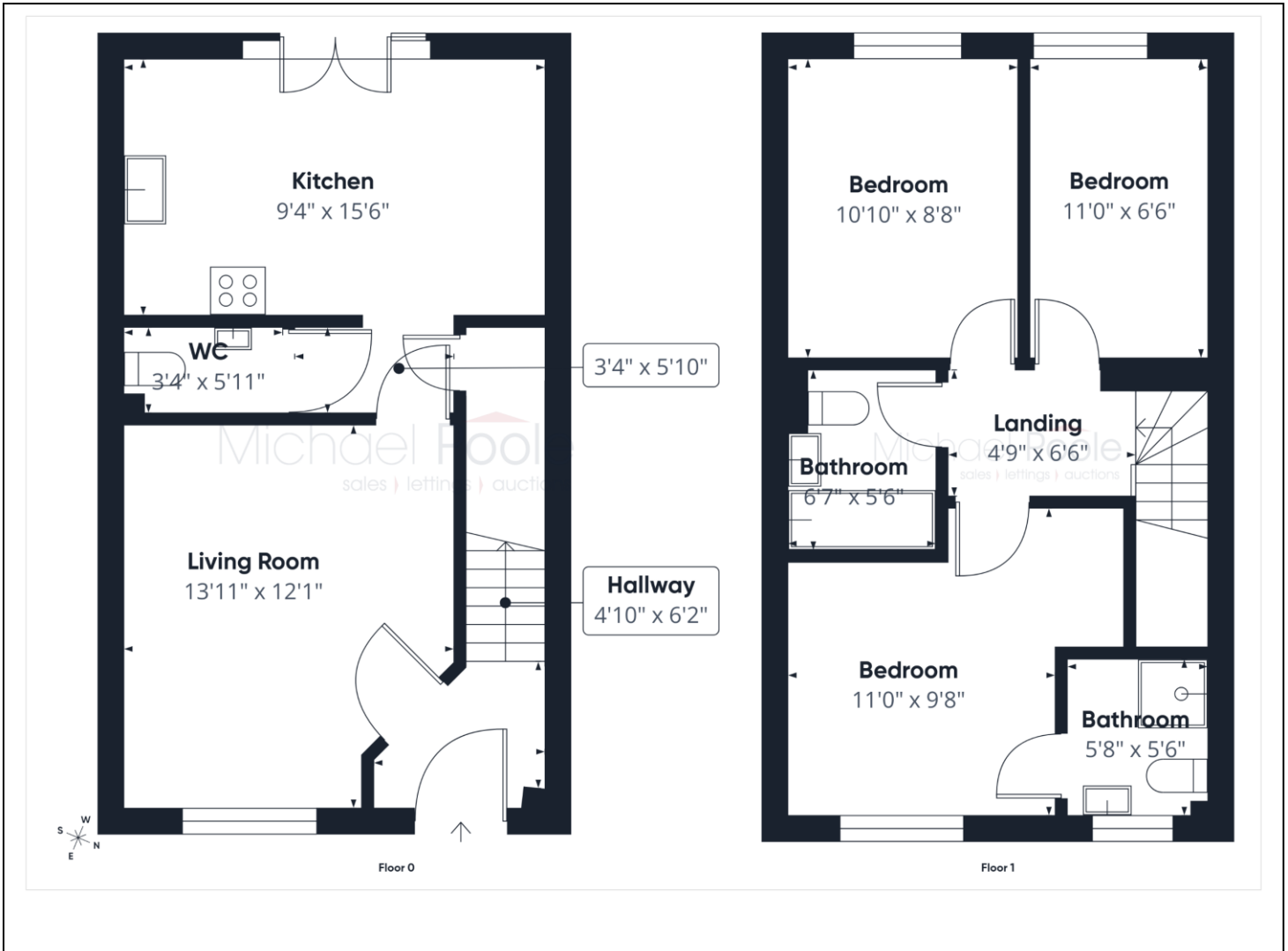
TO VIEW: Contact our Guisborough office on

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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