

BEAUFORT CLOSE, GUISBOROUGH, TS14 7PW



- ▲ Three-bedroom semi-detached family home
- ▲ Popular central Guisborough location
- ▲ Updated and improved to a superb standard throughout
- ▲ Stunning open-plan kitchen with bi-fold doors

- ▲ Ground floor WC
- ▲ Separate garage and driveway parking
- ▲ Spacious and private rear garden
- ▲ Ideal turn-key family home

£220,000

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Situated within a popular residential area in the heart of Guisborough, this beautifully presented three-bedroom semi-detached home on Beaufort Close has been thoughtfully updated and improved to an exceptional standard throughout, creating a stylish and contemporary family home ready to move straight into.

The ground floor welcomes you via a bright and inviting entrance hallway leading into a spacious lounge filled with natural light. To the rear of the property is a stunning open-plan kitchen space, finished with modern fittings and complemented by bi-fold doors opening seamlessly onto the rear garden — perfect for entertaining and family living alike. A side extension further enhances the accommodation, providing an additional dining room along with a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms alongside a modern family bathroom, all presented to a high standard throughout.

Externally, the property benefits from a separate garage and driveway providing off-street parking, while the rear garden offers a generous and private outdoor space ideal for relaxing or entertaining during the warmer months.

A fantastic opportunity to purchase a superb family home in a highly sought-after central Guisborough location.

GROUND FLOOR

HALLWAY - 1m x 1.37m (3'3" x 4'6")

LIVING ROOM - 3.53m x 4.88m (11'7" x 16')

KITCHEN - 4.42m x 2.4m (14'6" x 7'10")

DINING ROOM - 2.26m x 4.98m (7'5" x 16'4")

WC - 0.84m x 1.04m (2'9" x 3'5")

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

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FIRST FLOOR

LANDING - 1.88m x 2.46m (6'2" x 8'1")

BEDROOM ONE - 2.64m x 4.5m (8'8" x 14'9")

BEDROOM TWO - 2.46m x 2.84m (8'1" x 9'4")

BEDROOM THREE - 1.7m x 2.08m (5'7" x 6'10")

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

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/GBH260157/12052026

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

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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