

NIGHTINGALE ROAD, GUISBOROUGH, TS14 8HA



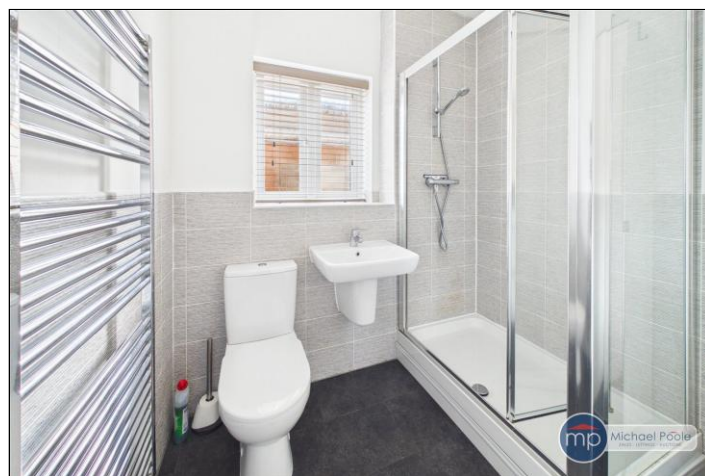
- ▲ Detached bungalow
- ▲ Popular Galley Hill location
- ▲ Offered for sale with no onward chain
- ▲ Two good-sized bedrooms
- ▲ Contemporary shower room

- ▲ High ceilings throughout
- ▲ Large established rear garden
- ▲ Ample off-street parking
- ▲ Early viewing highly advised

£240,000

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Situated on the ever-popular Taylor Wimpey Galley Hill development on the edge of Guisborough, this beautifully presented two-bedroom detached bungalow offers modern, low-maintenance living in a highly sought-after residential location. Rarely available to the market, this attractive bungalow is ideal for a range of buyers looking to enjoy spacious single-level accommodation in a peaceful setting and is offered to the market with the added benefit of no onward chain.

Internally, the property boasts a welcoming and spacious lounge, a modern fitted kitchen, two good-sized bedrooms and a contemporary shower room. The bungalow further benefits from high ceilings throughout, creating a wonderful sense of space and light across the accommodation.

Externally, the property offers ample off-street parking to the front, whilst to the rear is a large established garden providing an excellent outdoor space for relaxing or entertaining.

Located within easy reach of local amenities, transport links and countryside walks, early viewing is highly recommended to fully appreciate what this superb bungalow has to offer.

GROUND FLOOR

HALLWAY - 5.2m x 1.07m (17'1" x 3'6")

BEDROOM - 3.53m x 2.06m (11'7" x 6'9")

BATHROOM - 2.1m x 1.68m (6'11" x 5'6")

KITCHEN - 3.07m x 3.2m (10'1" x 10'6")

BEDROOM ONE - 3.45m x 4m (11'4" x 13'1")

LIVING ROOM - 4.75m x 3.96m (15'7" x 13')

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/GBH260160/19052026

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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