

MIDDLE GILL CLOSE, LOFTUS, TS13 4BX



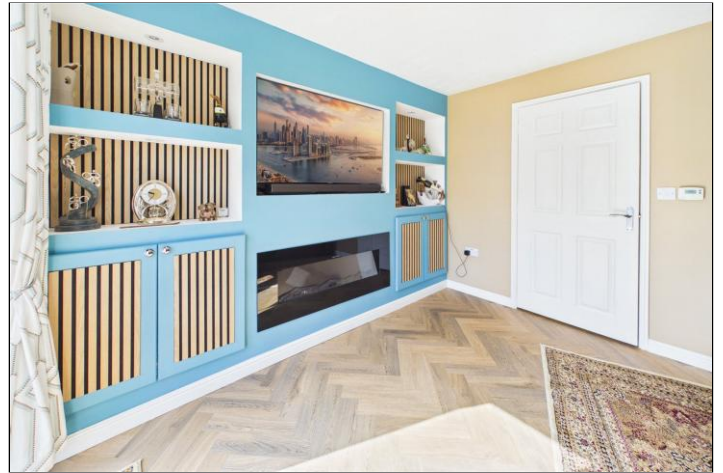
- ▲ Popular Gleeson Homes development
- ▲ Three-bedroom semi-detached house
- ▲ Spacious modern kitchen/diner
- ▲ Ground floor WC
- ▲ Enclosed rear garden
- ▲ Off-street parking and garage

- ▲ Established residential location
- ▲ Nearby woodland and countryside walks
- ▲ EV charging point
- ▲ Solar panels

£167,500

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Situated on the popular Gleeson Homes development on Middle Gill in Loftus, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation ideal for families, first-time buyers or those looking to upsize.

Well decorated and appointed throughout, the property features a welcoming entrance hall leading to a modern kitchen/diner with ample space for family dining and entertaining, along with the convenience of a downstairs WC. To the rear, the bright and airy lounge enjoys French doors opening onto the enclosed rear garden, creating a perfect space for relaxing and indoor-outdoor living.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off-street parking and a garage to the front, while the rear garden provides a pleasant outdoor space to enjoy.

Ideally positioned within an established residential area, the home is close to local amenities, schools and transport links, with nearby woodland walks offering excellent access to outdoor recreation and countryside surroundings.

GROUND FLOOR

HALLWAY - 1.65m x 1.68m (5'5" x 5'6")

KITCHEN - 4.9m x 3.05m (16'1" x 10')

LIVING ROOM - 3.28m x 4.1m (10'9" x 13'5")

FIRST FLOOR

LANDING - 2.87m x 1.85m (9'5" x 6'1")

BEDROOM ONE - 2.51m x 4.17m (8'3" x 13'8")

BEDROOM TWO - 3.76m x 2.18m (12'4" x 7'2")

BEDROOM THREE - 2.72m x 1.83m (8'11" x 6')

BATHROOM - 1.83m x 2.16m (6' x 7'1")

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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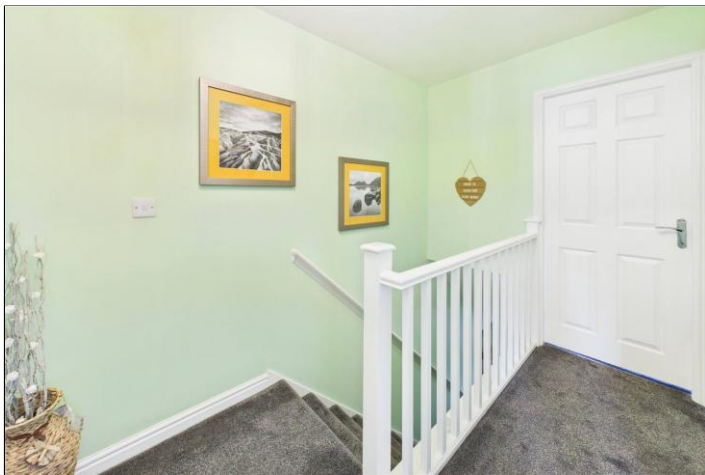
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Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

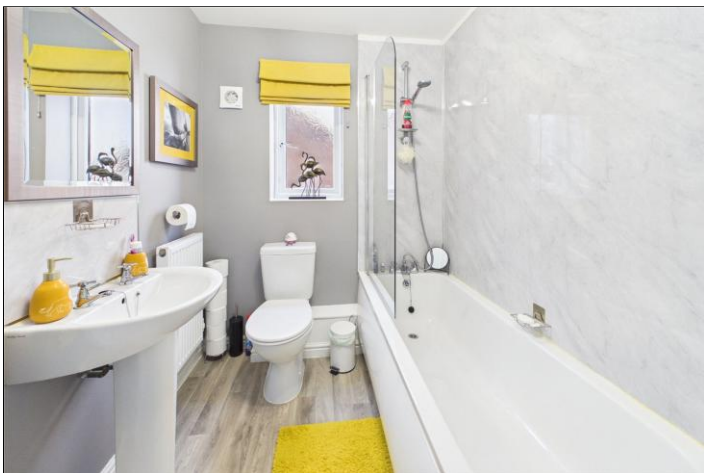
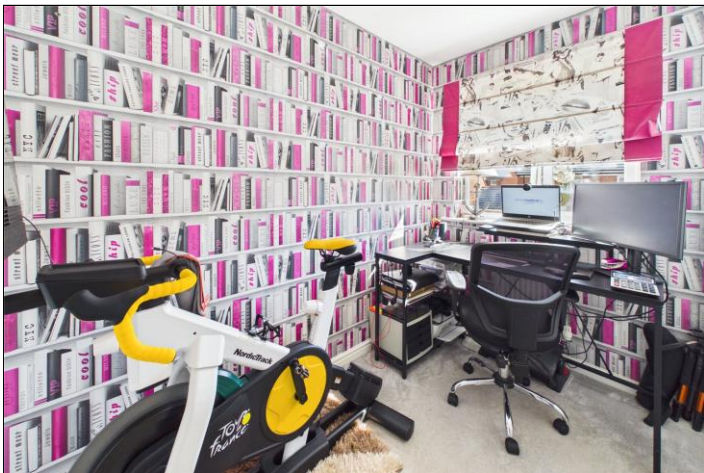
AGENTS REF: - JS/LS/GBH260167/22052026

Council Tax Band: B **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.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
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