

## POPLAR GROVE, BROTTON, TS12 2UX



- ▲ Three-bedroom detached family home
- ▲ Popular residential location in Brotton
- ▲ Close to local schools, shops and amenities
- ▲ Ample off-street parking

- ▲ Spacious lounge/diner
- ▲ Feature log-burning stove
- ▲ Conservatory overlooking the rear garden

**£185,000**

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Situated within the highly sought-after residential area of Poplar Grove, Brotton, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, ideally located close to local schools, shops and amenities.

The property benefits from ample off-street parking and a detached garage, providing excellent practicality for modern family living. Internally, the welcoming lounge/diner is a generous space for both relaxing and entertaining, featuring a charming log-burning stove as a focal point. To the rear, a conservatory overlooks the garden and offers additional living space filled with natural light.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom. Externally, the property enjoys private gardens and excellent parking facilities.

An ideal family home in a popular location, early viewing is highly recommended.

#### GROUND FLOOR

**ENTRANCE HALL - 1.85m x 1.07m (6'1" x 3'6")**

**LIVING ROOM - 5.21m x 3.66m (17'1" x 12')**

**DINING ROOM/SECOND RECEPTION - 2.59m x 3.20m (8'6" x 10'6")**

**KITCHEN - 2.51m x 3.18m (8'3" x 10'5")**

**SUNROOM/CONSERVATORY - 2.21m x 3.28m (7'3" x 10'9")**

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

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## FIRST FLOOR

**LANDING** - 2.03m x 2.31m (6'8" x 7'7")

**BEDROOM ONE** - 3.15m x 3.84m (10'4" x 12'7")

**BEDROOM TWO** - 3.12m x 3.12m (10'3" x 10'3")

**BEDROOM THREE** - 2.06m x 2.90m (6'9" x 9'6")

**BATHROOM** - 2.06m x 1.68m (6'9" 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

**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/GBH260171/01062026

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

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**

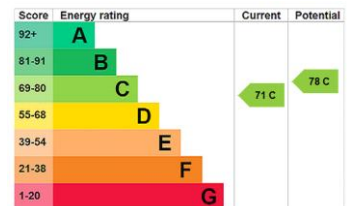


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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