

CRINGLE GARDENS, GUISBOROUGH, TS14 8FA



- ▲ Two bedroom end of terrace home
- ▲ Popular Bellway development
- ▲ Edge of town location in Guisborough
- ▲ Spacious lounge with French doors to rear garden
- ▲ Modern fitted kitchen

- ▲ Downstairs WC
- ▲ Driveway providing off-street parking
- ▲ Ideal for first-time buyers or young families
- ▲ Early viewing advised

£155,000

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Situated within the ever-popular Bellway development on the edge of Guisborough, this beautifully presented two-bedroom end of terrace home offers modern living ideal for first-time buyers, young families or those looking to downsize. Conveniently positioned close to local amenities, schools and transport links, the property is ready to move straight into and early viewing is highly advised.

The accommodation briefly comprises an inviting entrance hallway with handy downstairs WC, a contemporary fitted kitchen and a spacious lounge to the rear with French doors opening onto the enclosed rear garden, creating the perfect space for relaxing or entertaining.

To the first floor are two spacious bedrooms along with a modern family bathroom suite.

Externally, the property benefits from a driveway to the front providing off-street parking, while the rear garden offers a pleasant outdoor space to enjoy.

GROUND FLOOR

HALLWAY - 1.04m x 3.23m (3'5" x 10'7")

WC - 0.91m x 1.47m (3' x 4'10")

KITCHEN - 1.63m x 3.2m (5'4" x 10'6")

LIVING ROOM - 3.78m x 4.27m (12'5" x 14')

FIRST FLOOR

LANDING - 0.97m x 1.85m (3'2" x 6'1")

BEDROOM ONE - 3.78m x 2.82m (12'5" x 9'3")

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

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BEDROOM TWO - 3.78m x 2.72m (12'5" x 8'11")

BATHROOM - 1.68m x 1.85m (5'6" x 6'1")

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/GBH260172/15052026

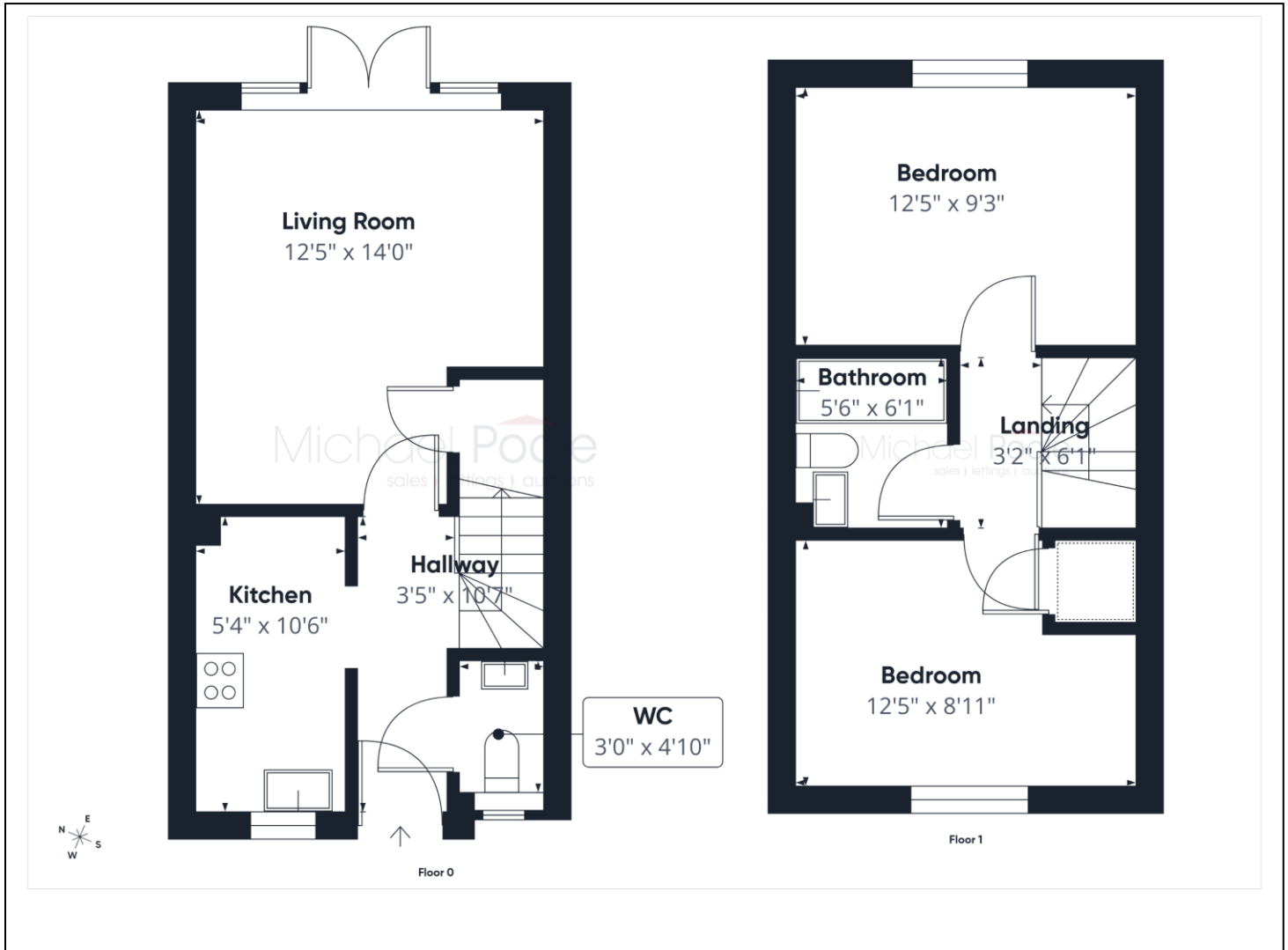
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: 01287 552280



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