PROVIDENCE DRIVE, GUISBOROUGH, TS14 7NP

- Four-bedroom detached townhouse
- Popular residential area in Guisborough
- Views towards Highcliffe and surrounding hills
- Spacious and versatile family accommodation
- Open plan kitchen dining room
- Two bedrooms with en-suite shower rooms
- Modern family bathroom and downstairs WC
- Private driveway and garage
- Close to local shops, schools, and amenities
- Ideal family home

£270,000

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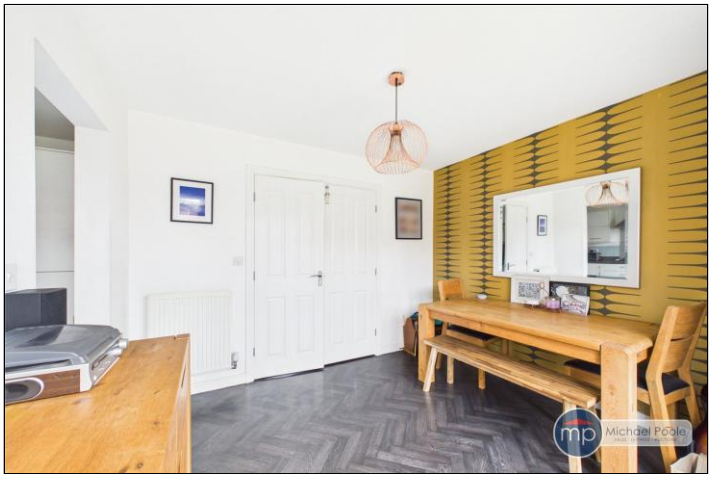

Situated on the highly regarded Providence Drive in Guisborough, this impressive four-bedroom detached townhouse offers spacious and versatile accommodation, ideal for modern family living. Occupying a sought-after residential position, the property enjoys attractive views towards Highcliffe and the surrounding hills, while being conveniently located close to local shops, schools, and everyday amenities.

Bright, welcoming, and beautifully presented throughout, the home features four generously sized bedrooms, two of which benefit from stylish en-suite shower rooms. A contemporary family bathroom and convenient downstairs WC further enhance the practical layout.

Externally, the property offers a private driveway, garage, and well-maintained garden, making it perfectly suited for families and professionals alike.

Combining spacious accommodation with a prime Guisborough location and stunning outlooks, this is a fantastic opportunity to acquire a superb family home in one of the area's most popular developments.

GROUND FLOOR

HALLWAY - 1.5m x 1.55m (4'11" x 5'1")

WC - 1.27m x 0.86m (4'2" x 2'10")

LIVING ROOM - 4.42m x 3.25m (14'6" x 10'8")

DINING ROOM - 2.95m x 3.28m (9'8" x 10'9")
Opening to ...

KITCHEN - 3.07m x 2.5m (10'1" x 8'2")

FIRST FLOOR

LANDING - 1.83m x 1.83m (6' x 6')

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BEDROOM TWO - 2.8m x 3.38m (9'2" x 11'1")

EN-SUITE - 1.37m x 2.41m (4'6" x 7'11")

BEDROOM THREE - 3.1m x 2.51m (10'2" x 8'3")

BEDROOM FOUR - 2.18m x 3.3m (7'2" x 10'10")

BATHROOM - 1.45m x 2.29m (4'9" x 7'6")

SECOND FLOOR

LANDING AREA - 1.42m x 0.81m (4'8" x 2'8")

BEDROOM ONE - 3.9m x 3.43m (12'10" x 11'3")

EN-SUITE SHOWER ROOM - 1.75m x 2.5m (5'9" x 8'2")

AGENTS NOTE:
Maintenance Charge: £97.64 PA

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/GBH260174/20052026

Council Tax Band: D **Tenure:** Freehold

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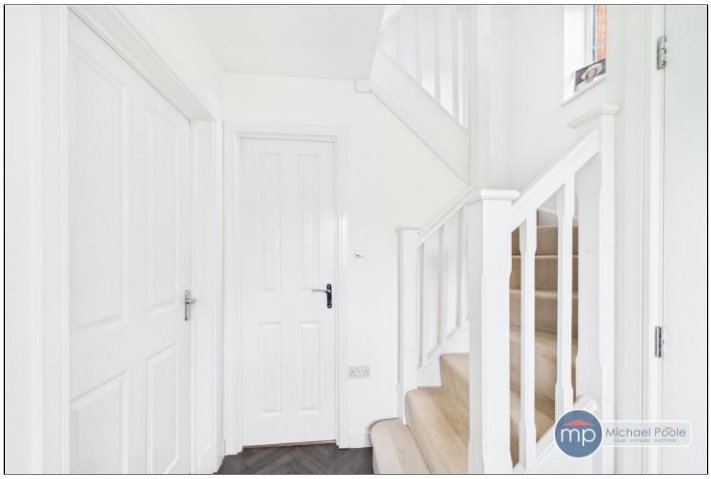

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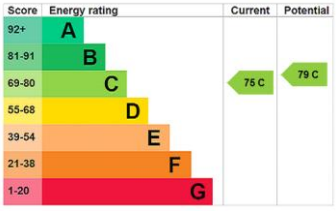

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