

**THAMES AVENUE, GUISBOROUGH, TS14 8AE**



**FOR SALE BY AUCTION**  
**Thursday 30<sup>th</sup> July 2026**



- ▲ Detached bungalow in a highly sought-after residential location
- ▲ Three generous bedrooms
- ▲ Spacious lounge and fitted kitchen
- ▲ Separate dining room and dedicated study
- ▲ Bright and airy conservatory
- ▲ Ground floor bathroom and additional first-floor bathroom
- ▲ Excellent off-street parking & Detached garage
- ▲ Good-sized, private rear garden
- ▲ Flexible and versatile living accommodation
- ▲ Conveniently located for Guisborough town centre and local amenities

**Guide Price £330,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Thursday  
 30th July 2026 \*\*\* Option 2 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Situated within a highly sought-after residential area of Guisborough, this attractive detached bungalow on Thames Avenue offers spacious and versatile accommodation, ideal for a variety of purchasers.

The property benefits from excellent off-street parking and a detached garage, while internally offering well-proportioned living space throughout. Accommodation comprises a spacious lounge, fitted kitchen, separate dining room, dedicated study, and a bright conservatory overlooking the rear garden.

There are three generous bedrooms, served by a ground floor bathroom and an additional first-floor bathroom, providing flexibility and convenience for family living or visiting guests.

Externally, the property enjoys a good-sized rear garden which is not overlooked, creating a private and peaceful outdoor space perfect for relaxing or entertaining.

Rarely available in such a desirable location, this substantial detached bungalow combines generous accommodation, excellent parking facilities, and a private garden setting, making it an opportunity not to be missed.

**GROUND FLOOR**

- ENTRANCE - 1.12m x 2.18m (3'8" x 7'2")**
- HALLWAY - 5.84m x 1.5m (19'2" x 4'11")**
- LIVING ROOM - 5.26m x 3.94m (17'3" x 12'11")**
- DINING ROOM - 4.9m x 3.63m (16'1" x 11'11")**
- KITCHEN - 4.5m x 3.63m (14'9" x 11'11")**
- BEDROOM THREE - 2.7m x 3m (8'10" x 9'10")**
- BEDROOM/STUDY - 3.33m x 3m (10'11" x 9'10")**
- SUNROOM - 3.76m x 2.74m (12'4" x 9')**
- BATHROOM - 2.3m x 2.41m (7'7" x 7'11")**

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

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**FIRST FLOOR**

**LANDING - 0.81m x 3.66m (2'8" x 12')**

**BEDROOM ONE - 5.8m x 4m (19' x 13'1")**

**BEDROOM TWO - 4.42m x 2.9m (14'6" x 9'6")**

**EXTERNALLY**

**GARAGE - 5.54m x 3.05m (18'2" x 10')**

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

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - JS/LS/GBH260180/22062026

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

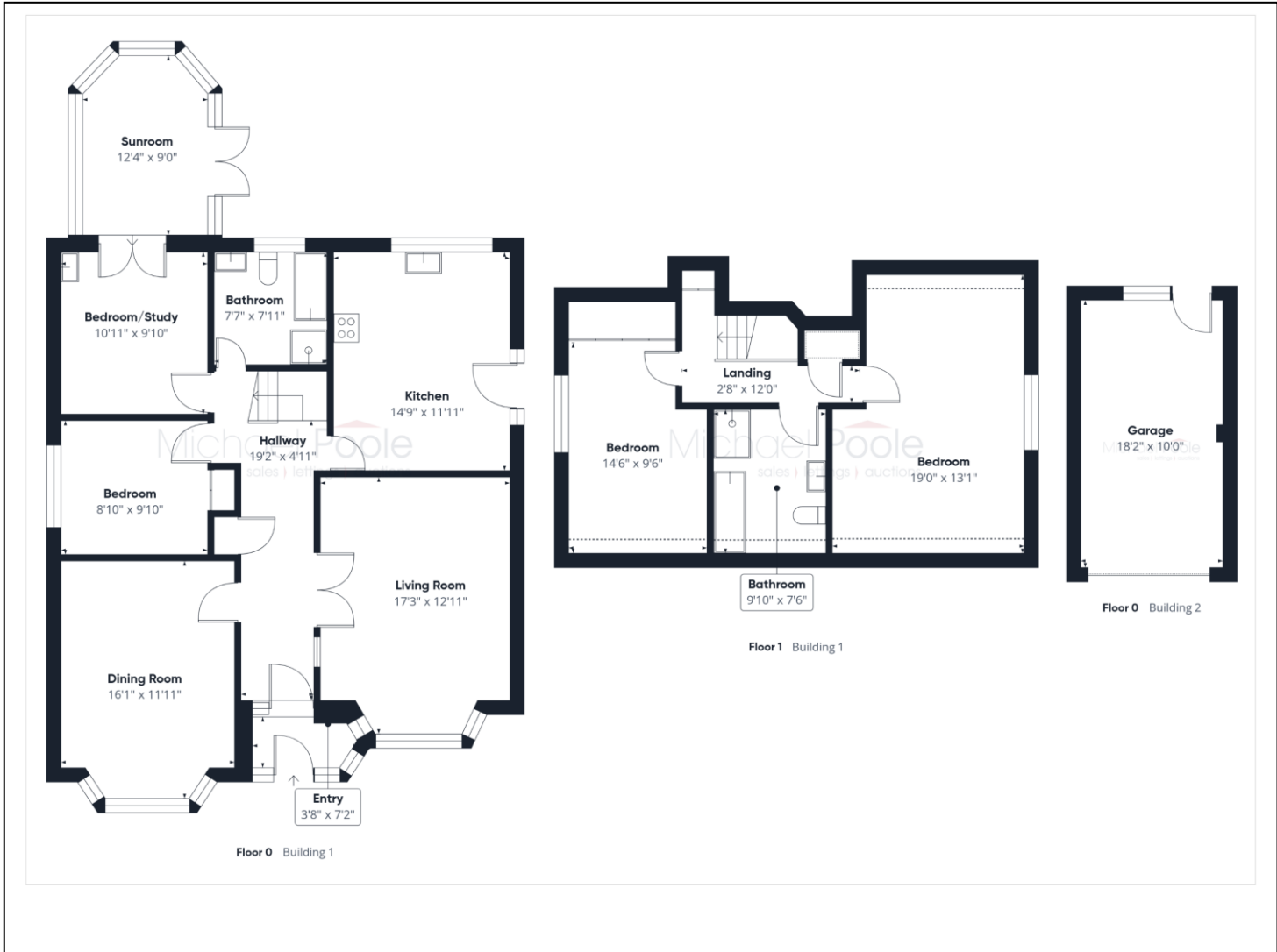
**TO VIEW:** Contact our Guisborough office on  
Tel: **01287 552280**



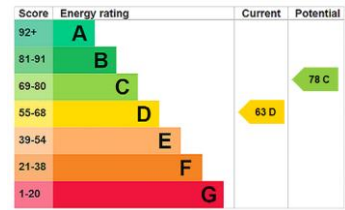








The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has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