

DIXON STREET, SKELTON, TS12 2LE



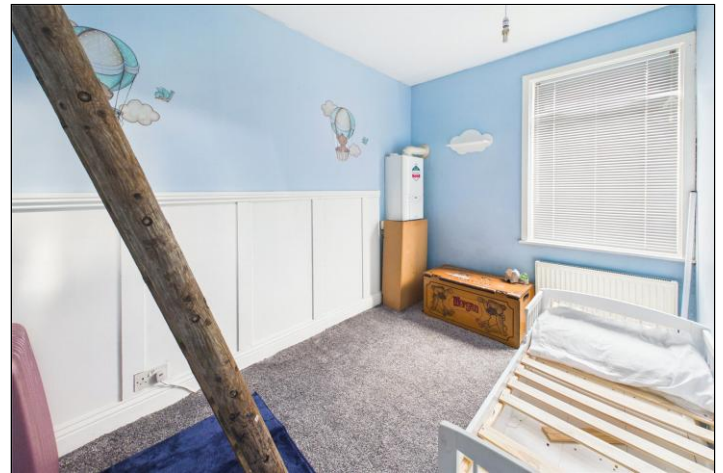
- ▲ Offered for sale with no onward chain
- ▲ Two-bedroom mid-terraced property
- ▲ Ideal first-time buyer or buy-to-let investment
- ▲ Walking distance to Skelton High Street and local amenities
- ▲ Spacious lounge and fitted kitchen
- ▲ Two well-proportioned bedrooms

- ▲ Converted loft providing useful storage space
- ▲ Low-maintenance rear yard
- ▲ Convenient location with excellent transport links
- ▲ Gas central heating and double glazing (if applicable)
- ▲ Early viewing highly recommended

£75,000

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Offered to the market with no onward chain, this well-presented two-bedroom mid-terraced property on Dixon Street, Skelton, represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Ideally situated within walking distance of Skelton High Street, the property enjoys convenient access to a range of local shops, amenities, schools and transport links, making it a practical choice for a variety of purchasers.

The accommodation offers well-proportioned living space throughout, comprising a comfortable lounge, a fitted kitchen, two good-sized bedrooms and a family bathroom. In addition, the loft has been thoughtfully converted to provide a useful storage area, offering valuable extra space for a variety of uses.

Externally, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or additional storage.

With the advantage of vacant possession, a convenient location and excellent investment potential, this property is ready for its next owner to move straight in or add to their rental portfolio. Early viewing is highly recommended.

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

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DIXON STREET, TS12 2LE



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)

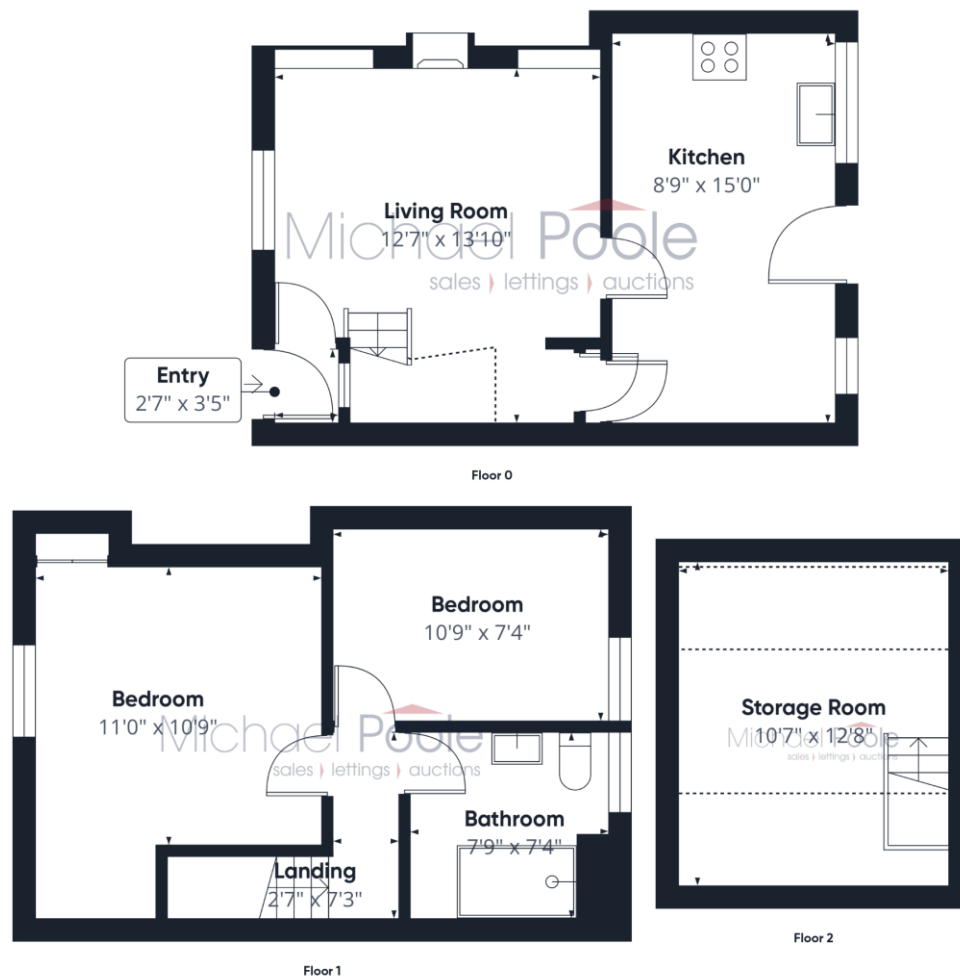
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/GBH060209/06072026

Council Tax Band: A **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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