

BELMANGATE, GUISBOROUGH, TS14 7AB



- ▲ Reduced for Quick Sale
- ▲ Chain Free
- ▲ End Terraced Property
- ▲ Three Bedrooms
- ▲ Loft/Storage Room
- ▲ Highly Sought After Location
- ▲ 21ft Plus Lounge Diner
- ▲ Nicely Presented Both Inside & Out
- ▲ Garage
- ▲ South Westerly Low Maintenance Rear Garden

£194,950

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**** Reduced for quick sale ****

**** Chain free sale ****

Located within minutes of the bustling town, this end of terrace property ticks plenty of boxes. Offering spacious rooms throughout including a 21ft plus lounge diner opening through to a roomy kitchen, generous bedrooms with the addition of a loft/storage room currently used as a guest double room. Brilliant for local schooling, transport links, local amenities and easy access to the North Yorkshire Moors National Park. Early viewing is advised.

GROUND FLOOR

HALL - 0.90m x 2.60m (2'11" x 8'6")

With traditional style part glazed entrance door with decorative glass work, radiator and original style panelled door to the lounge diner.

LOUNGE DINER - 3.81m (12'6") x 6.51m (21'4") plus bay

A fantastic size bay windowed room with feature wall and neutral carpet, wood fire surround with cast iron fireplace with living flame gas fire, opens through to the dining space with a large under stairs storage cupboard and opens through to the kitchen.

KITCHEN - 4.99m x 2.46m (16'4" x 8'1")

A shaker style fitted kitchen with butcher block roll edge worktops, porcelain style sink unit, integrated electric oven and hob, integrated fridge freezer and washing machine. A storage cupboard houses the Main combi boiler, wide plank oak laminate flooring, radiator, twin UPVC windows and part glazed door to the sunny southerly facing rear garden.

FIRST FLOOR

LANDING - 1.78m x 3.71m (5'10" x 12'2")

With period style doors to all rooms.

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10 Chaloner Street, Guisborough, TS14 6QD

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BEDROOM ONE - 2.96m (9'9") reducing to 2.60m (8'6") x 3.62m (11'11") plus bay

A nicely presented bay windowed room with neutral decoration including carpet, radiator and UPVC window.

BEDROOM TWO - 2.96m (9'9") reducing to 2.60m (8'6") x 2.70m (8'10")

A double room with radiator and a UPVC window overlooks the rear garden.

BEDROOM THREE - 1.76m x 2.72m (5'9" x 8'11")

A single room with radiator, neutral carpet, storage cupboard houses the retractable loft ladder giving access to the loft/storage room, radiator and UPVC window.

BATHROOM - 2.02m x 2.42m (6'8" x 7'11")

With traditional style white suite with an over bath thermostatic shower, part panelled, part tiled walls, Victorian style radiator, decorative tiled flooring, spotlight lighting and UPVC window.

SECOND FLOOR

LOFT/STORAGE ROOM - 4.43m x 3.00m (14'6" x 9'10")

A versatile space currently used as a guest double bedroom with panelled walls, radiator and Velux style roof window.

EXTERNALLY

GARAGE - 2.54m x 4.90m (8'4" x 16'1")

With up and over entrance door, power, light and handy side access door to the rear garden.

GARDENS - The front of the property benefits from a neat lawned frontage with gravelled borders, privet hedging and paved pathways. To the rear there is a south westerly facing low maintenance garden mainly paved with raised borders, outdoor tap and gated access to the side of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

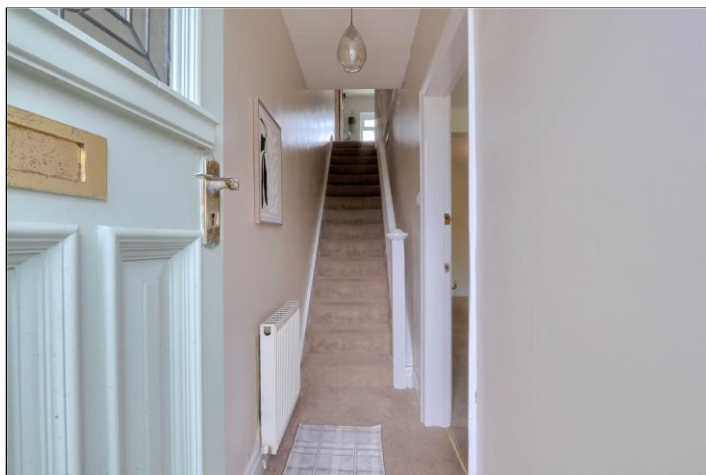
Standard Broadband & Mobile Signal

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.

Council Tax Band: C

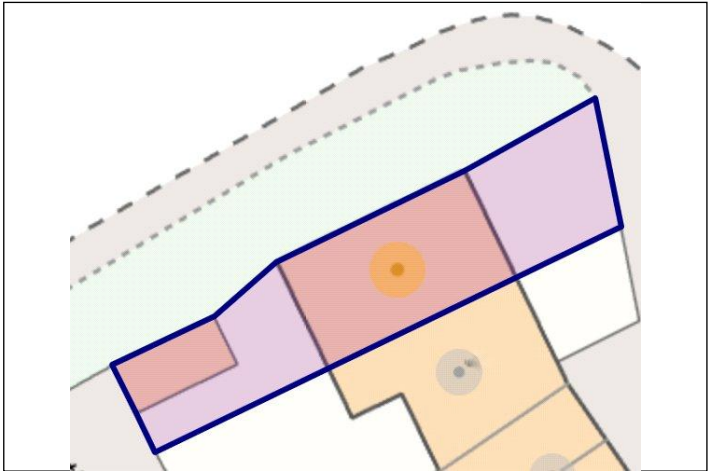
Tenure: Freehold



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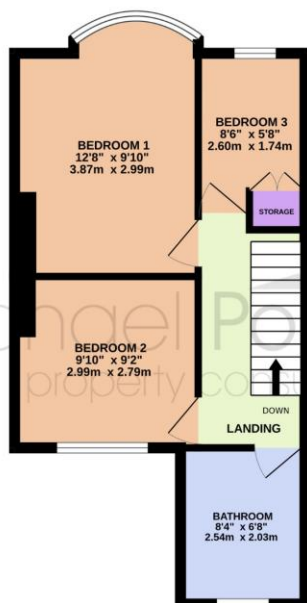
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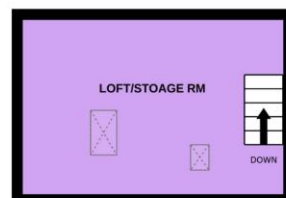
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
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