

DEVON ROAD, GUISBOROUGH, TS14 7EP

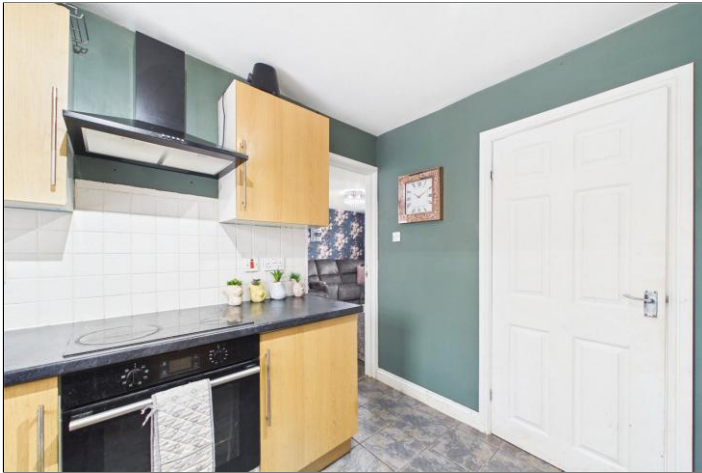


- ▲ Three-bedroom mid-terraced house
- ▲ Popular residential location on Devon Road, Guisborough
- ▲ Spacious lounge-diner & Fitted kitchen
- ▲ Convenient downstairs WC
- ▲ Three well-proportioned bedrooms
- ▲ Gardens to the front and rear
- ▲ Ideal first-time purchase
- ▲ Excellent rental investment opportunity
- ▲ Close to local amenities, schools and transport links

£130,000

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Situated on the ever-popular Devon Road in Guisborough, this well-proportioned three-bedroom mid-terraced home offers spacious accommodation throughout and represents an ideal opportunity for first-time buyers or investors alike.

The ground floor comprises a welcoming entrance hall, a generous lounge-diner providing ample space for both relaxing and entertaining, a fitted kitchen, and the added convenience of a downstairs WC.

To the first floor are three good-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families and professionals alike.

Externally, the property benefits from gardens to both the front and rear, providing outdoor space to enjoy throughout the year.

Offered with excellent potential as a rental investment or a fantastic first home, this spacious property is conveniently located close to local amenities, schools and transport links within Guisborough.

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: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: 01287 552280

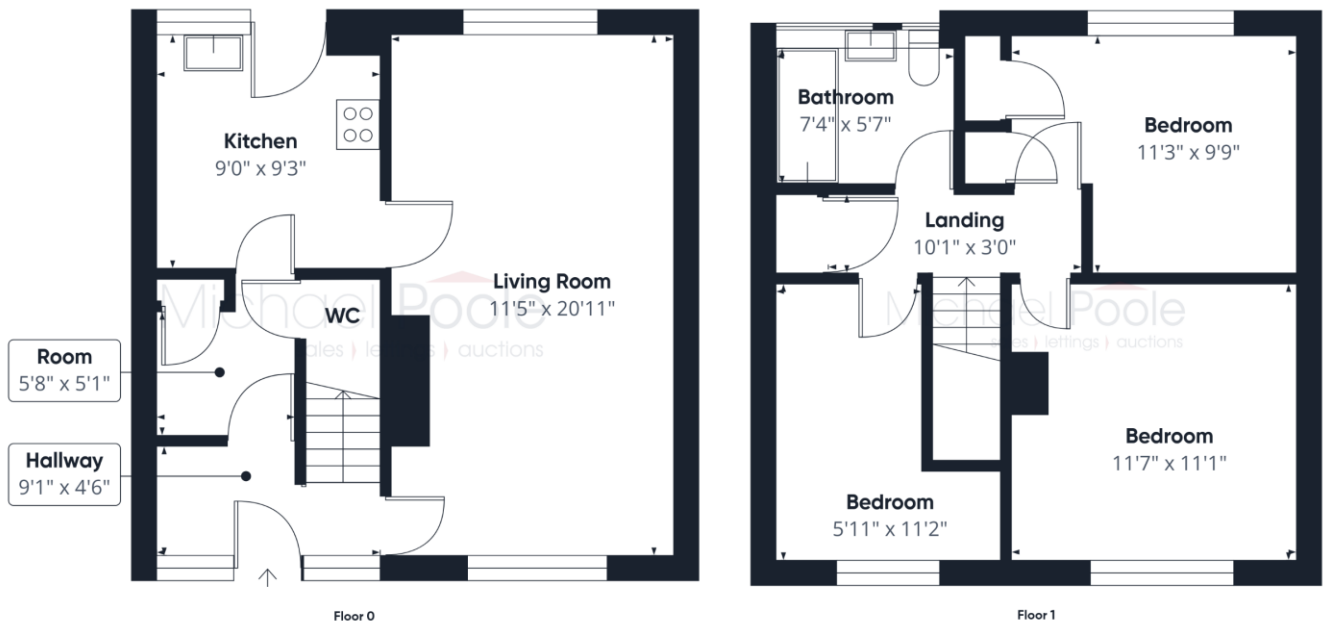
TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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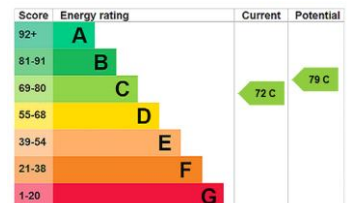


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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10 Chaloner Street, Guisborough, TS14 6QD