

BEAUFORT CLOSE, GUISBOROUGH, TS14 7PW



- ▲ No Onward Chain
- ▲ Three-Bedroom Semi-Detached Home
- ▲ Private Driveway Providing Off-Street Parking
- ▲ Modern Fitted Kitchen with Washing Machine, Cooker and Fridge Freezer
- ▲ Contemporary Family Bathroom
- ▲ Ideal Opportunity to Modernise and Add Value
- ▲ Perfect for First-Time Buyers or Investors
- ▲ Popular Residential Location in Guisborough
- ▲ Close to Local Amenities, Schools and Transport Links

£169,950

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Offered for sale with NO ONWARD CHAIN, this well-proportioned three-bedroom semi-detached home on the ever-popular Beaufort Close, Guisborough, presents an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own style.

The property benefits from off-street parking via a private driveway and offers well-planned accommodation throughout. Inside, you'll find a modern fitted kitchen and a contemporary family bathroom, while the remainder of the property would benefit from some cosmetic updating, providing the perfect blank canvas for buyers to put their own stamp on it.

With three well-sized bedrooms and comfortable living accommodation, this home offers fantastic potential in a sought-after residential location close to local amenities, schools and transport links.

Early viewing is highly recommended to appreciate the opportunity on offer.

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

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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/GBH260231/28072026

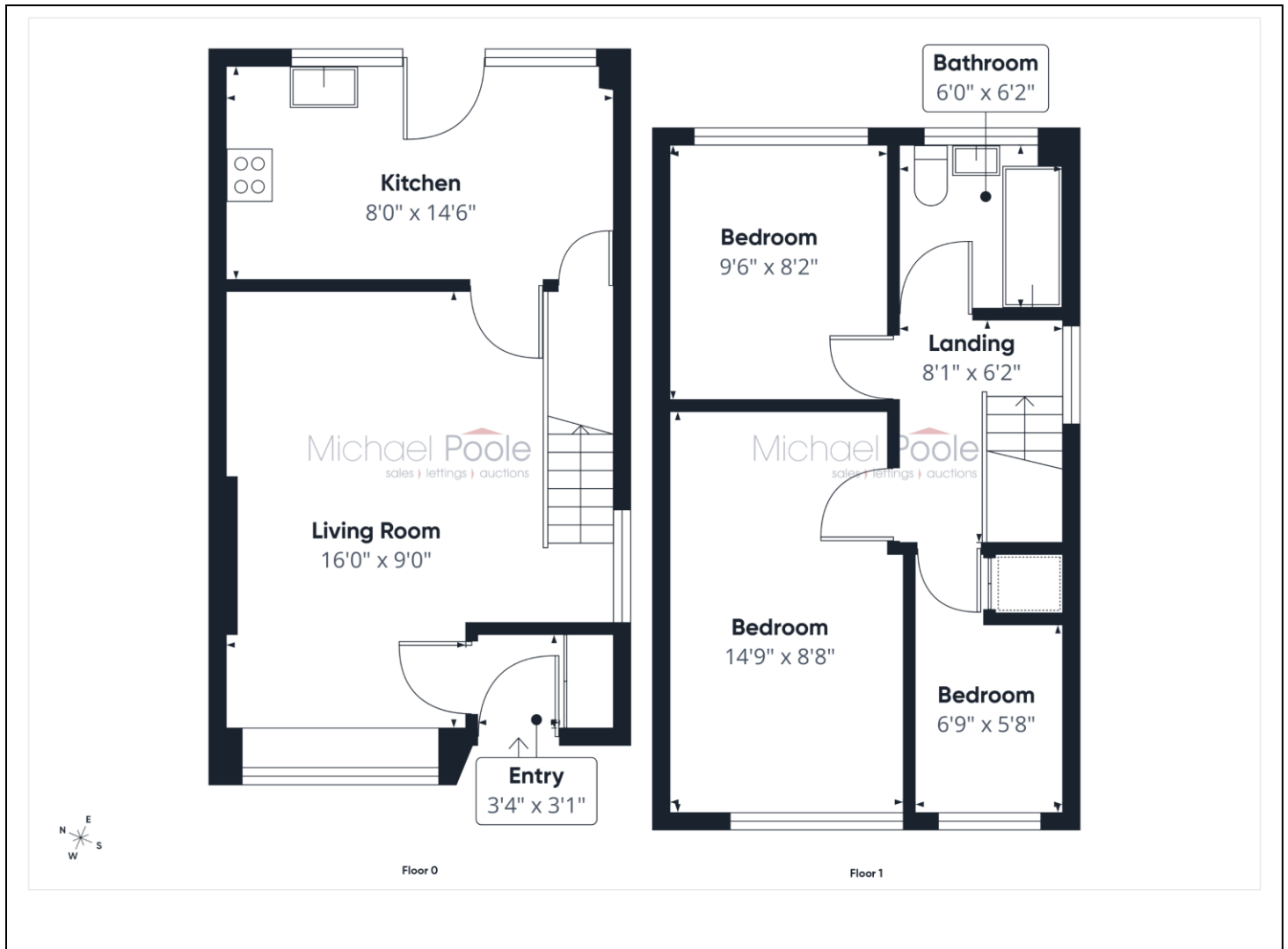
Council Tax Band: B **Tenure:** Freehold

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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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