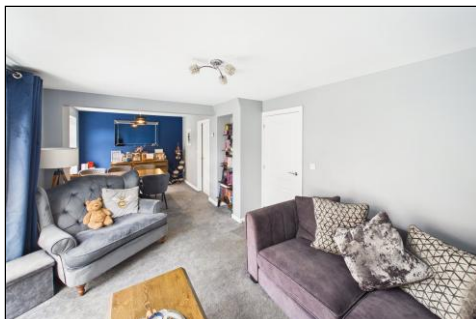


CRINGLE GARDENS, GUISBOROUGH, TS14 8FA



- ▲ Three-bedroom detached family home
- ▲ Occupying an enviable corner plot
- ▲ Pleasant views of the surrounding countryside
- ▲ Downstairs WC
- ▲ Spacious lounge and kitchen/dining area
- ▲ Converted garage creating a practical utility room with internal access

- ▲ Principal bedroom with en-suite shower room
- ▲ Landscaped rear garden with pergola and modern fishpond
- ▲ Close to local amenities, schools and children's play area
- ▲ Ideal for growing families

£275,000

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Occupying an enviable corner plot with attractive views across the surrounding countryside, this impressive three-bedroom detached home is situated on the desirable Cringle Gardens in Guisborough.

Offering spacious and well-planned accommodation throughout, this is an ideal home for growing families looking to enjoy a peaceful setting whilst remaining close to excellent local amenities, schools and a nearby children's play area.

The ground floor comprises a welcoming entrance hall, a generous lounge and a well-appointed kitchen/dining area, complemented by a convenient downstairs WC. The former garage has been thoughtfully converted into a practical utility room with internal access, providing valuable additional space to suit modern family living.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property truly stands out thanks to its generous corner plot. The enclosed rear garden has been thoughtfully landscaped to create a fantastic outdoor space, featuring a modern fishpond, attractive pergola and ample room for entertaining, relaxing or for children to play. The property's position also enjoys pleasant views over the surrounding countryside, further enhancing its appeal.

A fantastic opportunity to acquire a spacious family home in a popular residential location on the edge of Guisborough.

Early viewing is highly recommended.

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/GBH260248/03082026

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

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

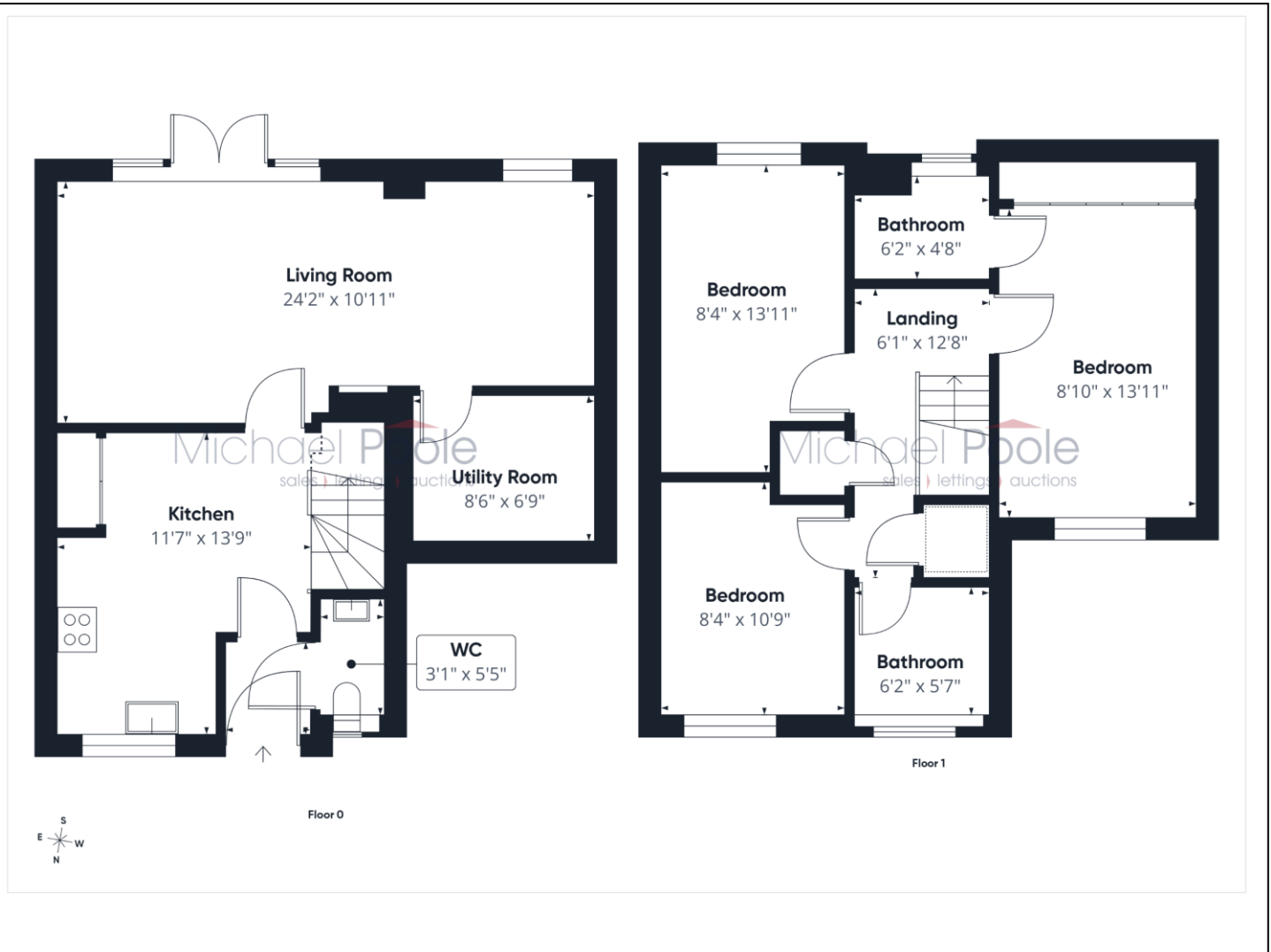


CRINGLE GARDENS, TS14 8FA



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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