

## DUHALLOW CLOSE, GUISBOROUGH, TS14 7PF



- ▲ Three Bedroom Semi-Detached Home
- ▲ Highly Sought-After Residential Location
- ▲ Fantastic Opportunity to Add Value
- ▲ In Need of Modernisation / Refurbishment
- ▲ Spacious Living Accommodation
- ▲ Off-Street Parking & Private Driveway
- ▲ Close to Local Amenities & Schools
- ▲ Ideal for Investors, Developers or DIY Buyers

**£149,950**

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An exciting opportunity to acquire a three-bedroom semi-detached home on the ever-popular Duhallow Close in Guisborough, offering fantastic potential for refurbishment to add value.

Situated within a well-established and sought-after residential area, this property is ideal for buyers looking to modernise and create a home tailored to their own style and specification. With generous accommodation throughout, the layout provides excellent scope for reconfiguration or upgrading to maximise its full potential.

The ground floor offers a spacious living area and kitchen space ready for transformation, while the first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking, a private driveway and a garage, adding both convenience and practicality. The enclosed rear garden provides further opportunity to landscape and enhance.

Located close to local amenities, schools and transport links, this is a superb opportunity for investors, developers or buyers seeking a project in a highly desirable part of Guisborough.

**GROUND FLOOR**

**HALLWAY - 1.24m x 1.8m (4'1" x 5'11")**

**LOUNGE - 3.8m x 4.11m (12'6" x 13'6")**

**DINING ROOM - 2.46m x 3.15m (8'1" x 10'4")**

**KITCHEN - 2.16m x 3.15m (7'1" x 10'4")**

**FIRST FLOOR**

**LANDING - 1.88m x 2.41m (6'2" x 7'11")**

**BEDROOM ONE - 2.62m x 4m (8'7" x 13'1")**

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

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**BEDROOM TWO - 2.74m x 2.82m (9' x 9'3")**

**BEDROOM THREE - 2.06m x 2.92m (6'9" x 9'7")**

**BATHROOM - 1.88m x 1.85m (6'2" x 6'1")**

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

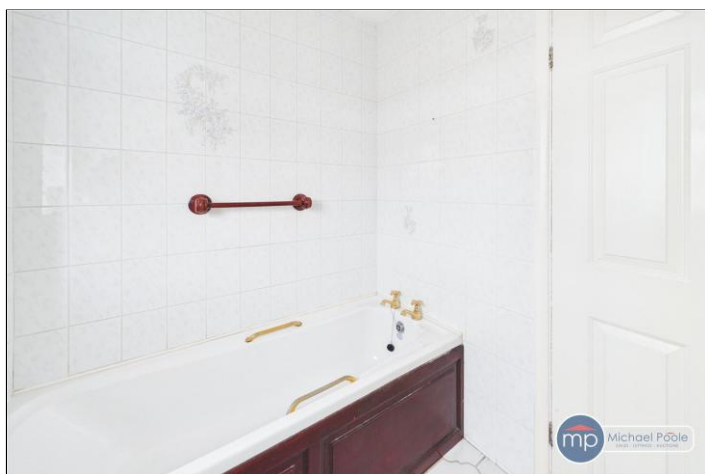
## SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - JS/LS/RED260005/19022026

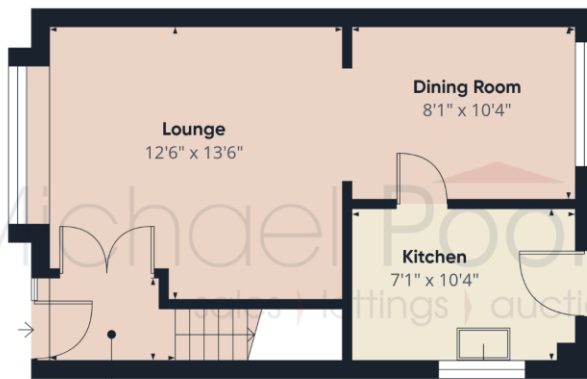
**Council Tax Band:** C    **Tenure:** Freehold

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



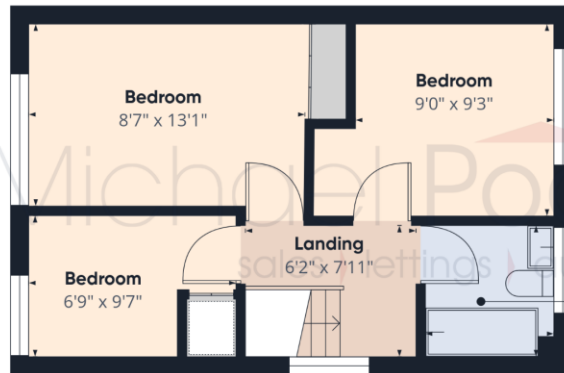
# DUHALLOW CLOSE, TS14 7PF





Hallway  
4'1" x 5'11"

Floor 0



Bathroom  
6'2" x 6'1"

Floor 1



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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