

BROOKSIDE, BOOSBECK, TS12 3AR



- ▲ Well-presented two-bedroom flat
- ▲ Central East-Cleveland Location
- ▲ Great condition throughout and well maintained
- ▲ South-facing rear balcony
- ▲ Open views across surrounding moorland

- ▲ Modern fitted kitchen
- ▲ Contemporary bathroom suite
- ▲ Comfortable and affordable home
- ▲ Ideal for first-time buyers, downsizers, or investors

£75,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This well-presented two-bedroom flat on Brookside, Boosbeck offers comfortable and affordable living in a popular residential location. The property has been well looked after and is in great condition throughout, making it ideal for first-time buyers, downsizers, or investors alike.

The flat benefits from a bright and welcoming living space with access to a south-facing rear balcony, which enjoys lovely open views across the surrounding moorland—perfect for relaxing and making the most of the natural setting. The modern kitchen and contemporary bathroom are both finished to a good standard, while the two bedrooms provide practical and comfortable accommodation.

Overall, this is a well-maintained home that combines modern interiors with attractive outdoor views, offering excellent value in a quiet and convenient area.

ACCOMMODATION

LANDING - 0.84m x 1.35m (2'9" x 4'5")

ENTRANCE HALL/STORE AREA - 1.88m x 1.47m (6'2" x 4'10")

HALLWAY - 0.9m x 4.52m (2'11" x 14'10")

LIVING ROOM - 3.9m x 3.63m (12'10" x 11'11")

KITCHEN - 2.77m x 2.67m (9'1" x 8'9")

BEDROOM ONE - 3.89m x 2.95m (12'9" x 9'8")

BEDROOM TWO - 3.9m x 1.8m (12'10" x 5'11")

BATHROOM - 1.83m x 2.1m (6' x 6'11")

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

www.michaelpoole.co.uk



BROOKSIDE, TS12 3AR

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

AGENTS NOTE:

Ground Rent: £60
Service/Maintenance Charge: £20

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/RED260040/21012026

Council Tax Band: A **Tenure:** Leasehold

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



BROOKSIDE, TS12 3AR





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.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD