

WESTGATE, GUISBOROUGH, TS14 6AH



- ▲ Three bedroom mid-terraced home
- ▲ Located on popular Westgate in Guisborough
- ▲ Bright and airy accommodation throughout
- ▲ Spacious kitchen/diner ideal for modern living
- ▲ Separate lounge area

- ▲ Period charm with exposed sandstone features
- ▲ Three good-sized bedrooms
- ▲ Spacious family bathroom
- ▲ Off-street parking to the rear (rare for the area)
- ▲ Separate rear garden

£240,000

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Situated on the ever-popular Westgate in the historic market town of Guisborough, this bright and airy three-bedroom mid-terraced home is beautifully presented throughout and offers a wonderful blend of character and practical family living.

The property features a spacious kitchen/diner, creating a fantastic hub for everyday living and entertaining, while a separate lounge provides a comfortable and relaxing space to unwind. Period charm runs throughout the home, with attractive features including areas of exposed sandstone, adding warmth and character.

Upstairs, the property offers three well-proportioned bedrooms along with a generous family bathroom, providing plenty of space for families or those needing additional room for guests or home working.

Externally, the property benefits from off-street parking to the rear — a rare and highly sought-after feature for homes on Westgate. In addition, there is a separate rear garden, offering a pleasant outdoor space to relax, garden, or enjoy outdoor dining.

Conveniently located close to the amenities of Guisborough's town centre, as well as countryside walks and excellent local transport links, this charming home combines character, space and practicality in a highly desirable location.

GROUND FLOOR

HALLWAY - 1.68m × 4.14m (5'6" × 13'7")

LIVING ROOM - 3.53m × 4.14m (11'7" × 13'7")

KITCHEN / DINER - 5.64m × 4.3m (18'6" × 14'1")

WC - 1.17m × 1.3m (3'10" × 4'3")

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

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FIRST FLOOR

LANDING - 2.6m × 2.13m (8'6" × 7')

BEDROOM ONE - 2.5m × 4.93m (8'2" × 16'2")

BEDROOM TWO - 2.87m × 3.68m (9'5" × 12'1")

BEDROOM THREE - 2.77m × 2.4m (9'1" × 7'10")

BATHROOM - 2.57m × 2.77m (8'5" × 9'1")

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

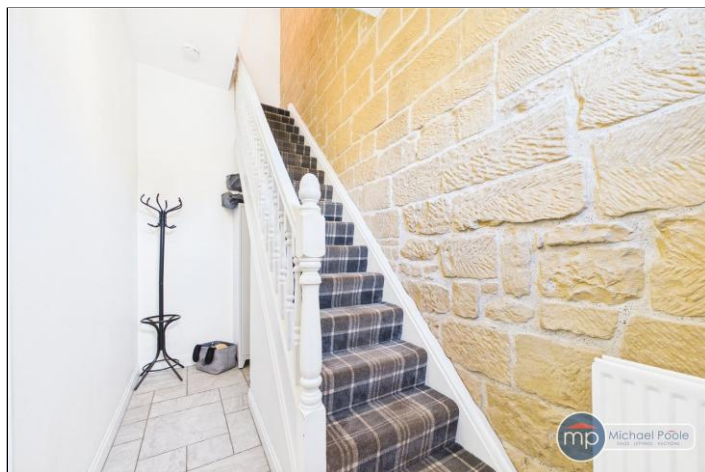
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AGENTS REF: - JS/LS/RED260163/24032026

Council Tax Band: Business Rates **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

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