

GLADSTONE STREET, BROTON, TS12 2TU



- ▲ A Three Bedroom Semi Detached Home
- ▲ Perfect For the First Time Buyer or Growing Family

- ▲ Deceptively Spacious Rooms
- ▲ Fantastic Rear Garden
- ▲ Stunning Views

£120,000

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This three bedroom semi detached home is perfect for the first time buyer or growing family with deceptively spacious rooms and a fantastic rear garden and stunning views.

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER - 5.47m x 2.73m (17'11" x 8'11")

LOUNGE - 5.50m x 3.67m (18'1" x 12')

WC - 1.55m x 0.87m (5'1" x 2'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.82m x 3.69m (12'6" x 12'1")

BEDROOM TWO - 2.73m (8'11") widening to 3.74m (12'3") x 2.74m (9')

BATHROOM - 2.80m x 2.46m (9'2" x 8'1")

SECOND FLOOR

LANDING AREA

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

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BEDROOM THREE - 3.71m x 3.75m (12'2" x 12'4")

AGENTS REF: - EE/LS/RED260423/03072026

EN-SUITE - 2.15m (7'1") narrowing to 2.16m x 1.30m (4'3")

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

EXTERNALLY

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

PARKING & GARDEN

To the front of the property there is a driveway offering off street parking, a flagstone walkway to the front of the property and a side gate leading to the rear garden. To the rear of the property there is a fantastic garden with stunning views. The Garden is mostly laid to lawn with a patio area.

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.



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