



Inglebys

Estate Agents



48 Bolckow Street

Guisborough, TS14 6EN

£575 Per Month



This well presented, two bedroom property boasts a prime location, offering easy access to local amenities, schools, and picturesque parks, making it an ideal choice for families and professionals alike.



Council Tax Band: Band A

EPC Rating: TBC - awaiting assessment

Entrance Hallway

Partially glazed, uPVC entrance door.
Stairs to the first floor.

Living Room 13'9" x 11'5" (4.2 x 3.5)

Double glazed window to the front aspect.
Radiator.

Dining Room 12'8" x 14'5" (3.88 x 4.41)

Double glazed window to the rear aspect.
Under-stair storage cupboard.

Kitchen 6'11" x 9'8" (2.13 x 2.97)

Double glazed window to the rear aspect.
A range of fitted wall and base units with granite effect roll top work surfaces.
Tiled splashbacks.
integrated Zanussi electric oven, hob and stainless steel extractor hood.
Stainless steel sink unit with mixer tap.
Plumbing for a washing machine.
Ceramic tiled flooring.

Rear Porch 2'11" x 6'8" (0.91 x 2.05)

uPVC door to the rear external.
Ceramic tiled flooring.

Ground Floor Bathroom 6'7" x 4'2" (2.02 x 1.29)

Frosted double glazed window to the rear aspect.
Low level WC, pedestal wash hand basin and a panelled bath with shower over.
Ceramic tiled walls and flooring.
Stainless steel heated towel rail.
Baxi combination boiler.
Extractor fan.

First Floor

Bedroom One 14'4" x 14'6" (4.39 x 4.43)

Double glazed window to the rear aspect.
Radiator.

Bedroom Two 14'4", reducing to 9'11" x 13'6" (4.37, reducing to 3.04 x 4.13)

Double glazed window to the front aspect.
Radiator.

External

To the rear is an enclosed yard and brick built outhouse.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

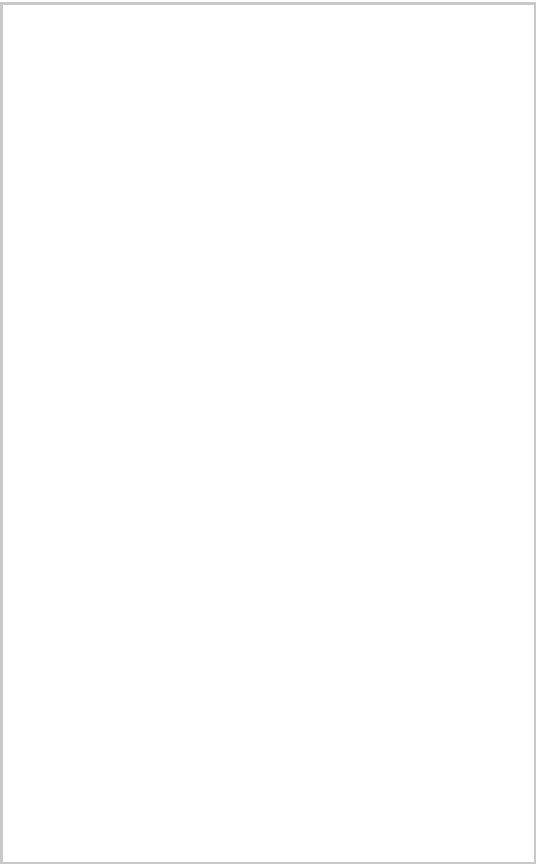
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

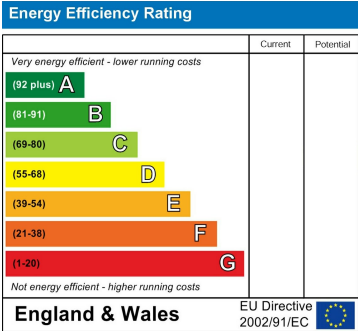
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.