

BROCKLESBY ROAD, GUISBOROUGH, TS14 7PX



- ▲ Three-bedroom semi-detached home
- ▲ Ideal for small families or couples
- ▲ Modern and airy throughout
- ▲ Spacious and well-presented living areas
- ▲ Versatile garden room (converted garage)
- ▲ Useful storage retained to the front of the garage
- ▲ Good-sized driveway providing off-street parking
- ▲ Attractive views towards Highcliff and surrounding hills
- ▲ Situated in a popular residential area
- ▲ Convenient access to local amenities, schools and countryside walks

£185,000

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Situated on the ever-popular Brocklesby Road, this beautifully presented three-bedroom semi-detached home offers a modern, airy living space ideal for small families or couples looking to settle in a sought-after part of Guisborough.

The property benefits from bright and well-proportioned rooms throughout, creating a welcoming and contemporary feel from the moment you step inside. The living spaces are light and spacious, making it a comfortable home for everyday living as well as entertaining.

Upstairs, three well-sized bedrooms provide flexible accommodation for family life, guest space or a home office.

Externally, the property enjoys a good-sized driveway providing convenient off-street parking. The former garage has been thoughtfully converted into a versatile garden room, perfect as a home office, gym or additional living space, while useful storage has been retained to the front. The property enjoys lovely views towards Highcliff and the surrounding hills, adding to the sense of space and tranquility this home offers.

Located close to local amenities, well-regarded schools and the beautiful countryside surrounding Guisborough, this property represents a fantastic opportunity to purchase a stylish home in a desirable location.

GROUND FLOOR

HALLWAY - 2.13m x 1.07m (7' x 3'6")

LIVING ROOM - 5.2m x 3.28m (17'1" x 10'9")

KITCHEN - 2.72m x 4.42m (8'11" x 14'6")

FIRST FLOOR

LANDING - 2.95m x 1.75m (9'8" x 5'9")

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10 Chaloner Street, Guisborough, TS14 6QD

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BEDROOM ONE - 4.01m x 2.6m (13'2" x 8'6")

BEDROOM TWO - 3.28m x 2.6m (10'9" x 8'6")

BEDROOM THREE - 2.6m x 1.78m (8'6" x 5'10")

BATHROOM - 1.68m x 1.8m (5'6" x 5'11")

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 REF: - JS/LS/GBH260063/12032026

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

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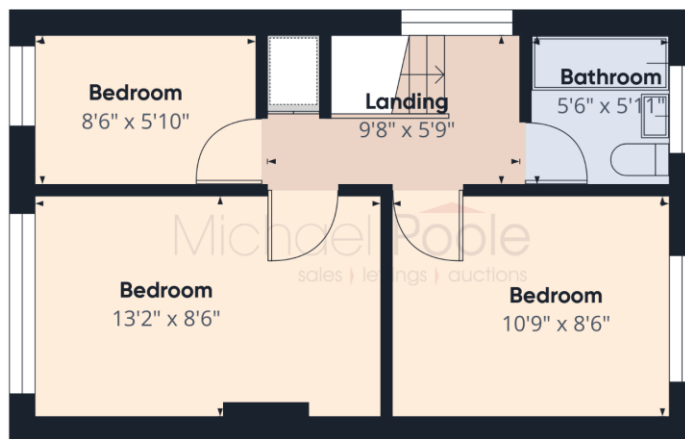
A photograph of the Michael Poole property consultants storefront at night. The storefront has large glass windows displaying property listings. Above the windows is a blue illuminated sign that reads "Michael Poole property consultants".

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Floor 0



Floor 1

Approximate total area⁽¹⁾
691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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