

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

£260,000

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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

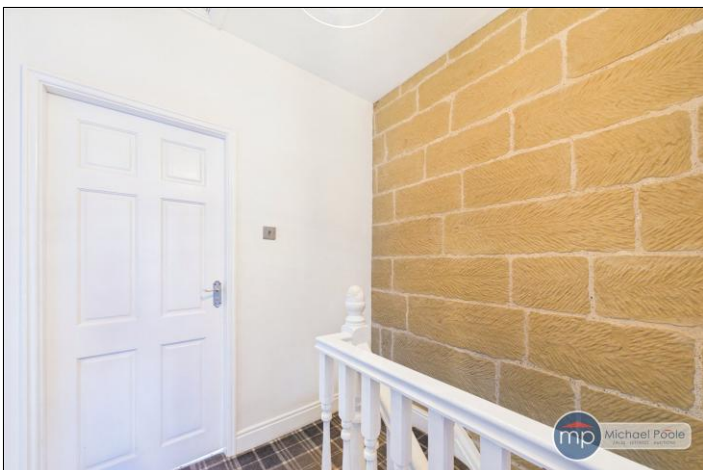
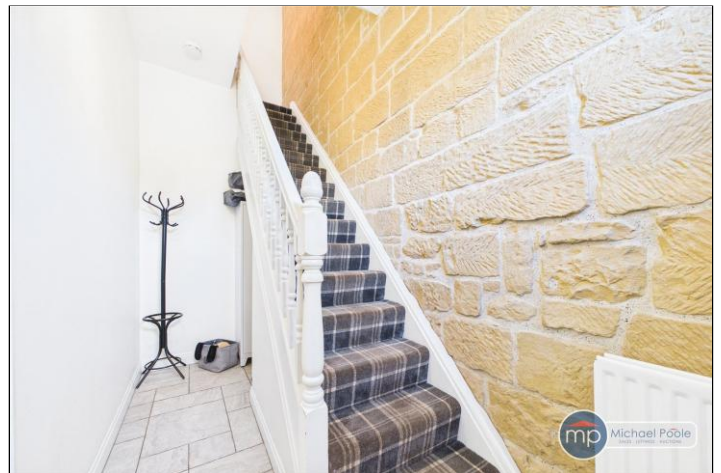
AGENTS REF: - JS/LS/RED260163/24032026

Council Tax Band: Business Rates

Tenure: Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

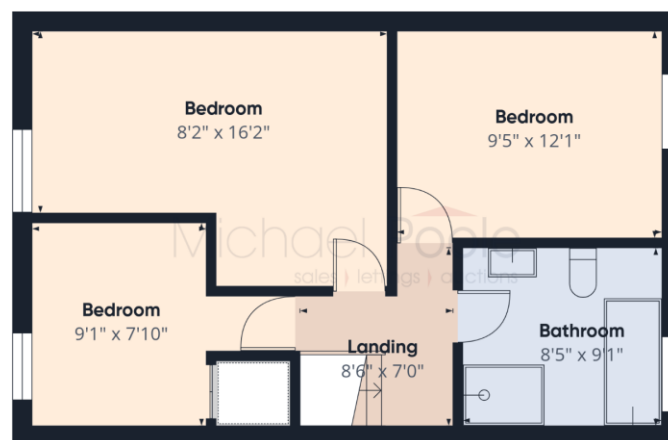


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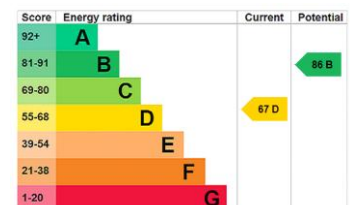


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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