



9 Little Grebe, Guisborough
£360,000





9 Little Grebe

Guisborough

Situated within a popular residential development in Guisborough, this well-proportioned four-bedroom detached house makes an excellent family home.

- Four-bedroom detached family home
- Popular residential location
- Convenient for Guisborough town centre and local amenities
- Spacious kitchen/diner
- Integrated kitchen appliances
- Four good-sized bedrooms
- Large integrated garage
- Good-sized rear garden
- Ideal family home
- Well-proportioned accommodation throughout

9 Little Grebe

Guisborough

Situated within a popular residential development in Guisborough, this well-proportioned four-bedroom detached house makes an excellent family home and is conveniently located close to a range of local amenities, schools and transport links.

The property offers spacious and versatile accommodation throughout, with four good-sized bedrooms providing plenty of space for a growing family. To the front is a particularly impressive kitchen/diner, creating a fantastic social and family space, with a range of fitted appliances and ample room for dining and entertaining.

Externally, the property benefits from a decent-sized rear garden, offering a pleasant outdoor space for relaxing and enjoying the warmer months. A large integrated garage provides excellent storage and parking potential, complemented by the property's generous accommodation.

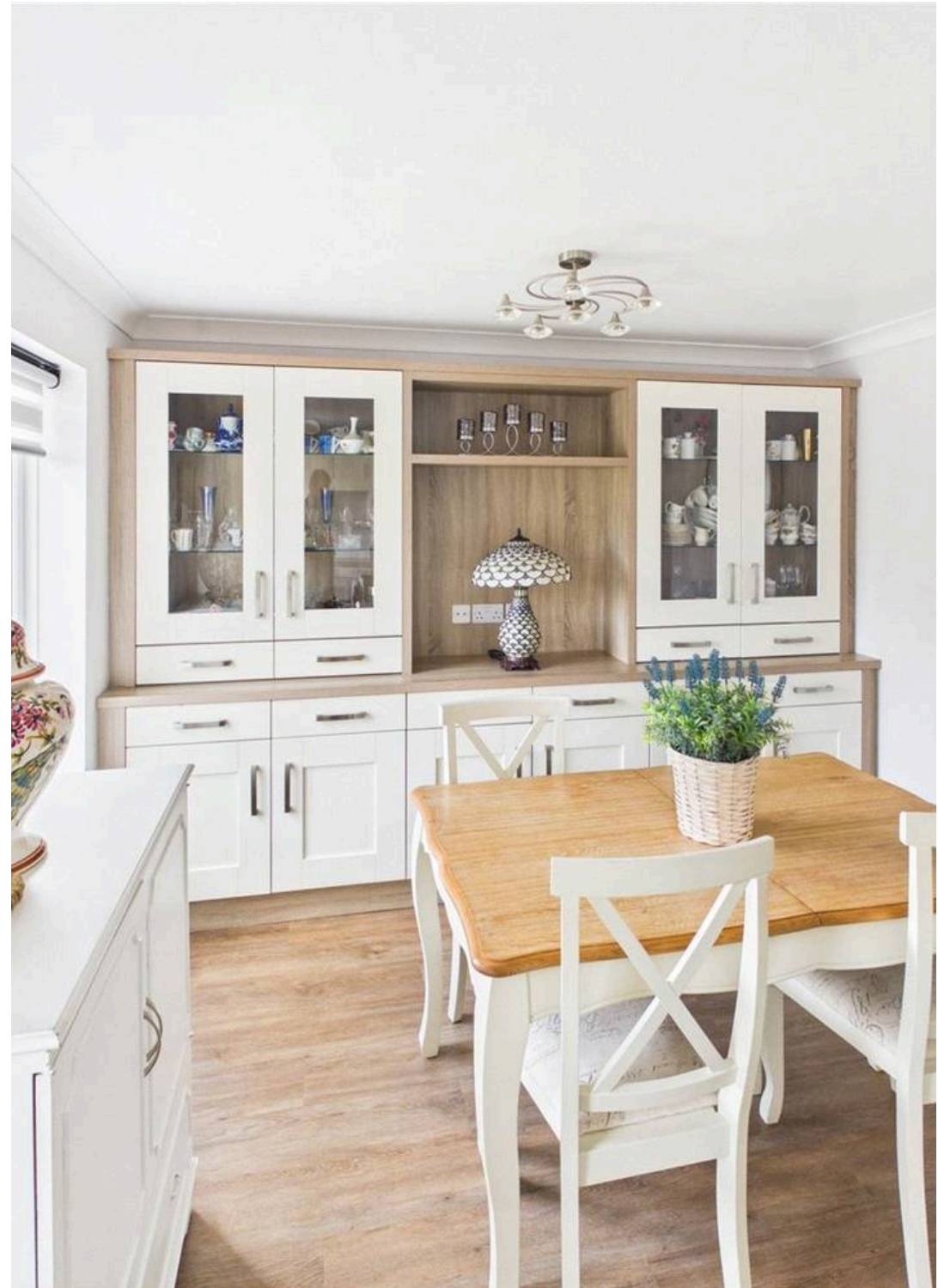
A fantastic opportunity for buyers looking for a spacious detached family home in a popular Guisborough location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





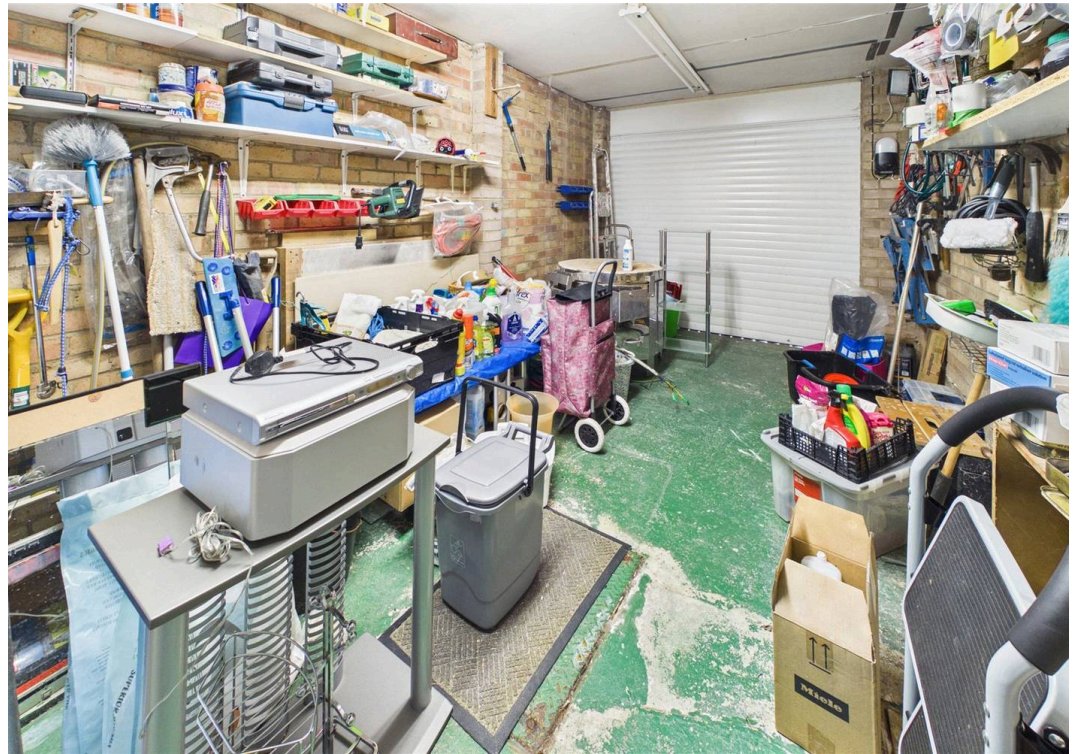
Buyers Identification Check(s)

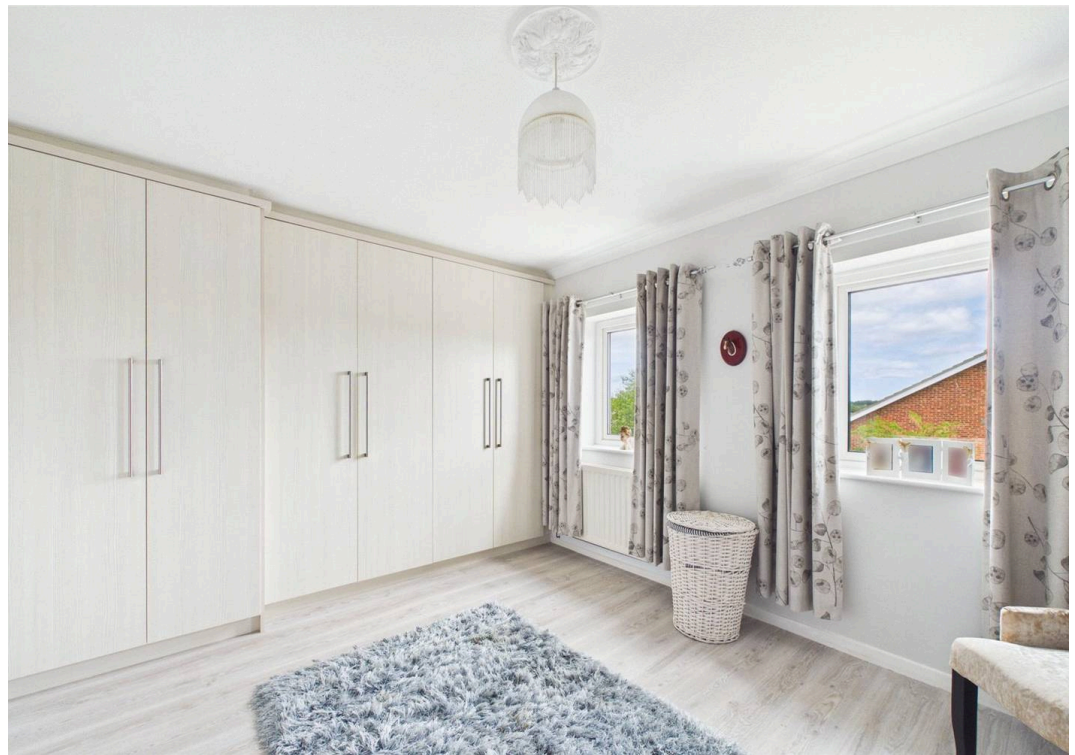
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.

AGENTS REF:

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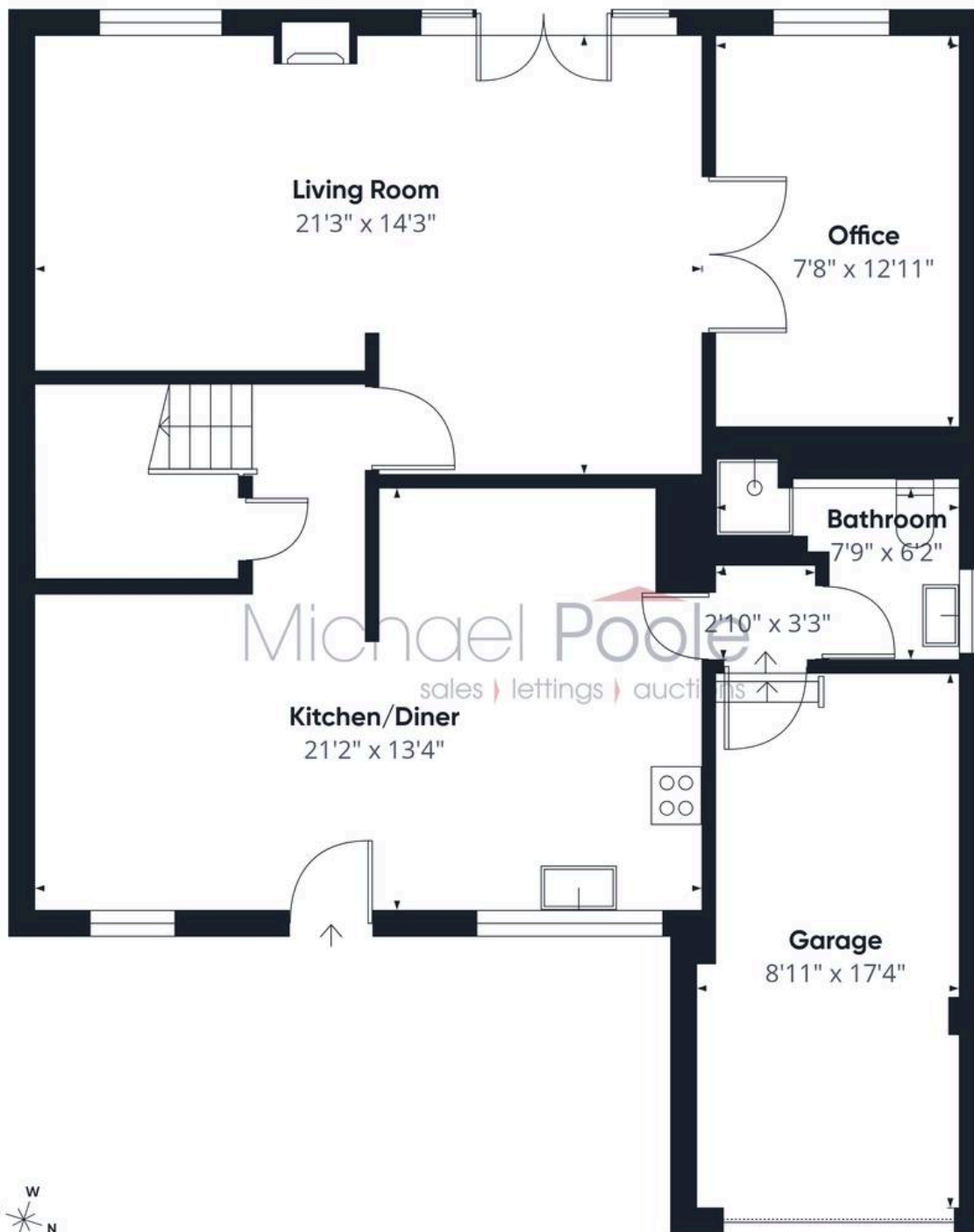




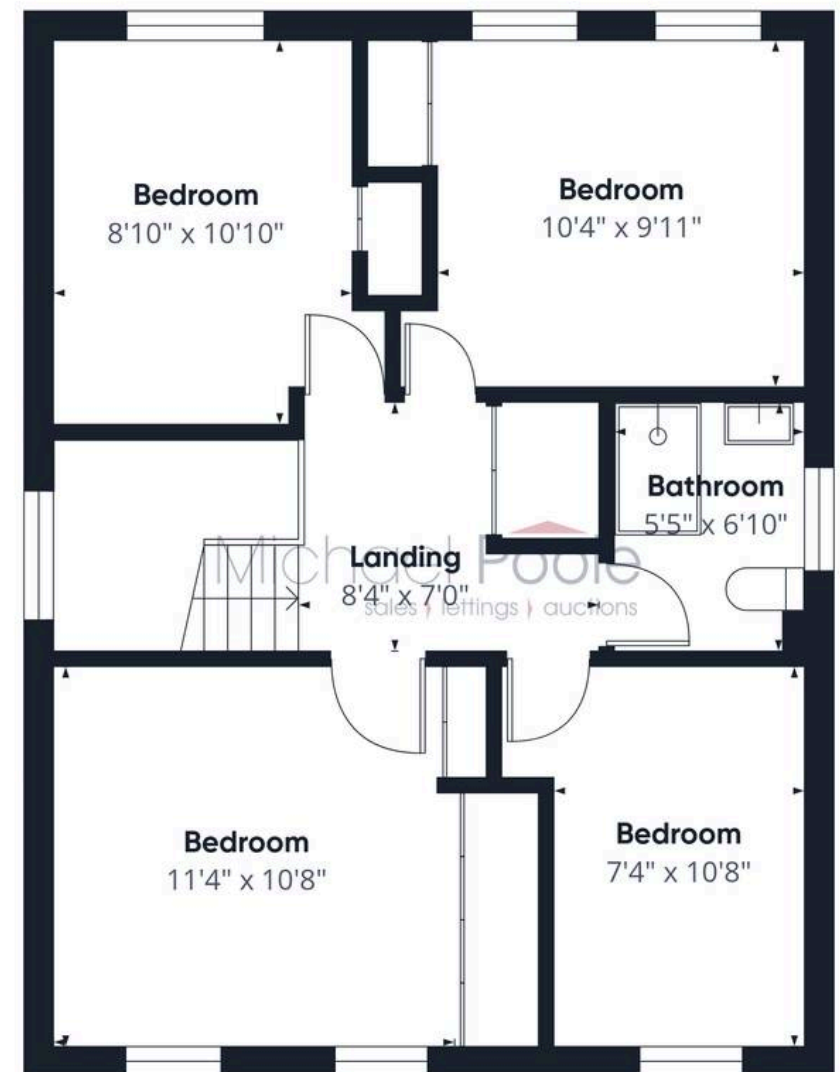


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Guisborough



Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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