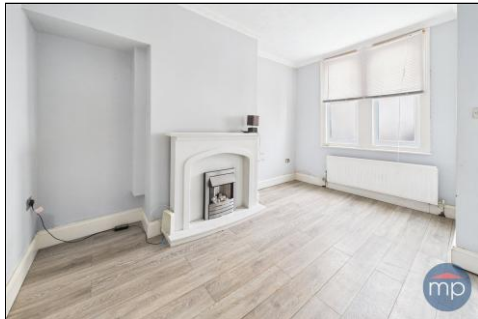


THOMSON STREET, GUISBOROUGH, TS14 6NG



- ▲ Two Good-Sized Bedrooms
- ▲ Generous Living Space
- ▲ Rear Yard
- ▲ Central Location in Guisborough

- ▲ Full Refurbishment Required – Ideal for Investors
- ▲ Great Potential for Capital Growth or Rental Income

£87,500

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Situated in a popular and well-connected area of Guisborough, this two-bedroom terraced house on Thompson Street offers an exciting opportunity for investors or first-time buyers looking to put their own stamp on a property.

In need of modernisation throughout, the property features a traditional layout with a spacious living area, kitchen, two bedrooms, and a family bathroom. Outside, there's a private rear yard offering low-maintenance outdoor space. With excellent potential to add value, this home is perfectly positioned close to local amenities, schools, and transport links.

GROUND FLOOR

ENTRY - 0.94m x 1.12m (3'1" x 3'8")

LIVING ROOM - 3.66m x 4.17m (12' x 13'8")

KITCHEN - 2.67m x 3.05m (8'9" x 10')

HALLWAY - 1.98m x 0.91m (6'6" x 3')

BATHROOM - 1.98m x 1.96m (6'6" x 6'5")

FIRST FLOOR

BEDROOM ONE - 3.66m x 3.18m (12' x 10'5")

BEDROOM TWO - 2.03m x 4.1m (6'8" x 13'5")

LANDING - 1.4m x 2.8m (4'7" x 9'2")

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

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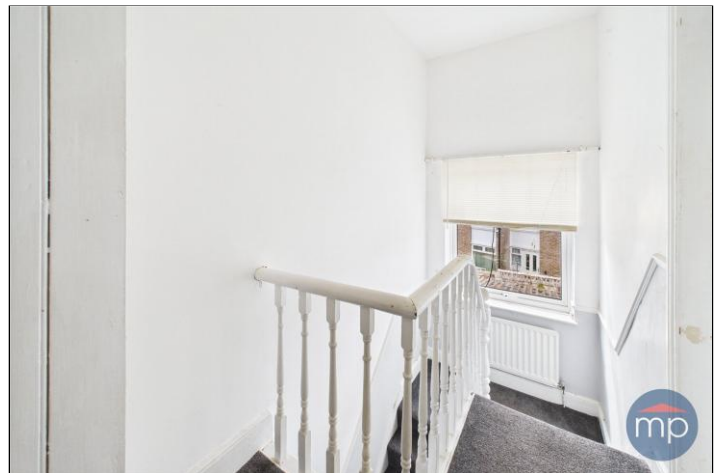
THOMSON STREET, TS14 6NG

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/GBH250121/11072025

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: 01287 552280



THOMSON STREET, TS14 6NG





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.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD