



G.R.
Estates
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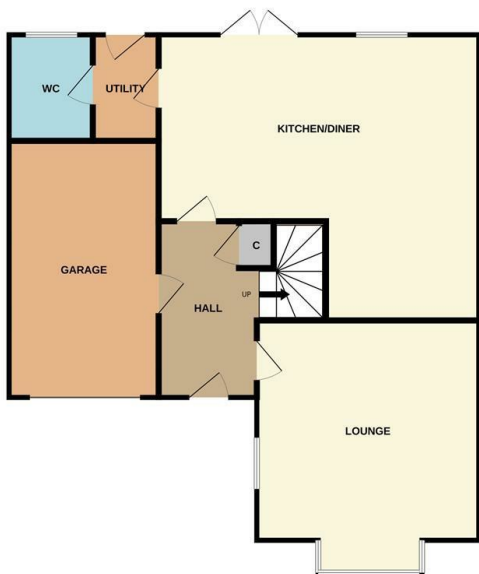


10 Glaisdale Road, Guisborough, TS14 8DF

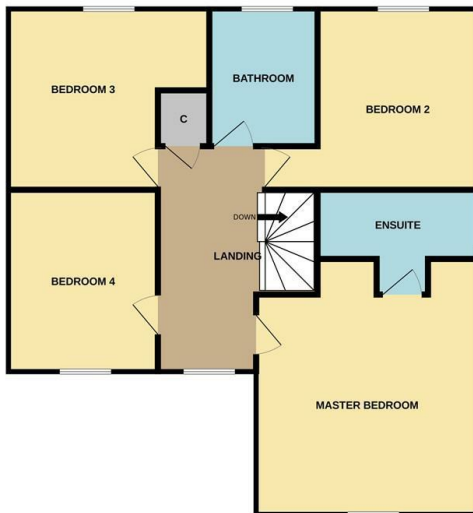
Best Offers Over £430,000

- A Four-Bedroom Detached Home Designed For Easy, Modern Family Living
- The Main Bedroom Benefits From A Stylish En-Suite, Complemented By A Modern Family Bathroom
- A Detached Garden Room Or Home Office With Bi-Folding Doors Allowing Year-Round Use
- A Large Open-Plan Kitchen, Dining And Living Space Perfect For Entertaining And Everyday Life
- A Professionally Designed Rear Garden Finished With Porcelain Tiling And Composite Decking
- A Generous Front Driveway Offering Parking For Up To Six Vehicles
- A Separate Lounge Featuring A Media Wall And Fireplace For Relaxed Evenings
- A Heated, Filtered Pond With Raised Planters And Integrated Drainage Adds A Unique Design Feature

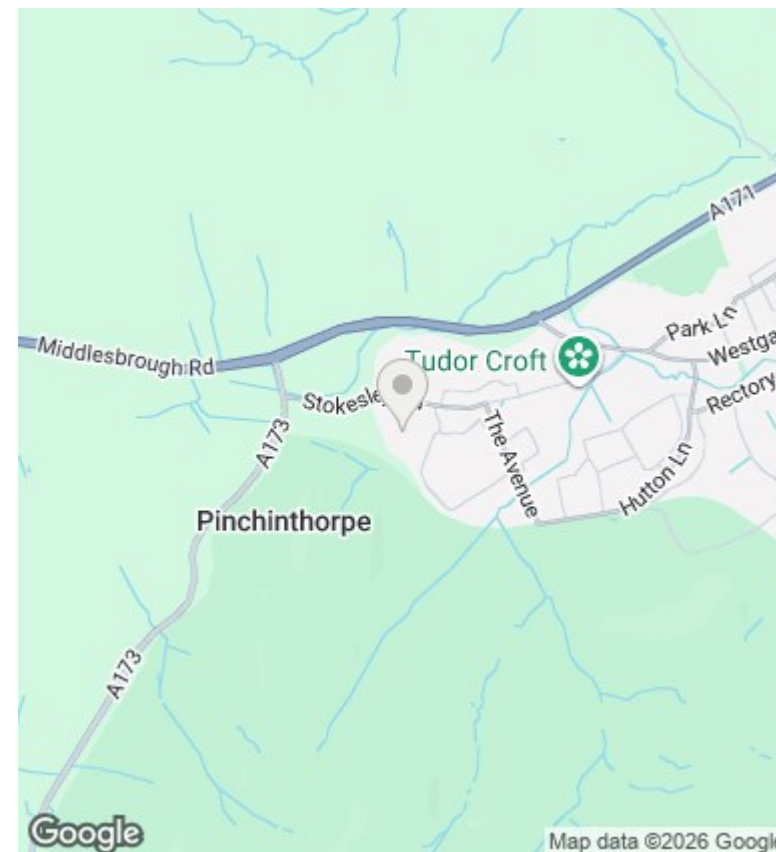
GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

F

EPC Rating:

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	