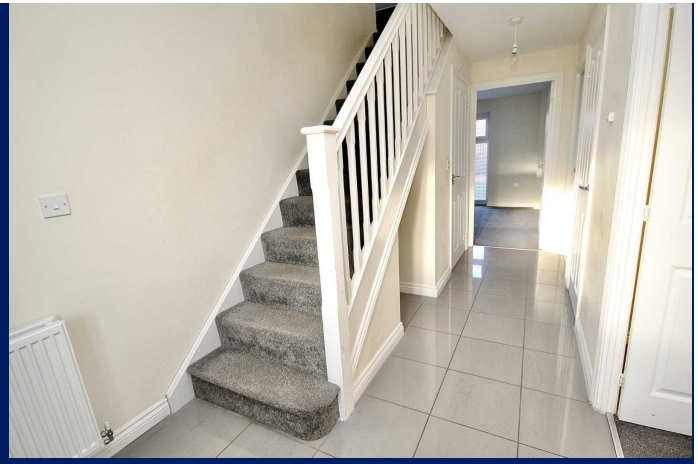






43 Nightingale Road, Guisborough, North Yorkshire, TS14 8HA

reedsrains.co.uk

Asking Price: £320,000
Freehold

The Property Ombudsman

Reeds Rains





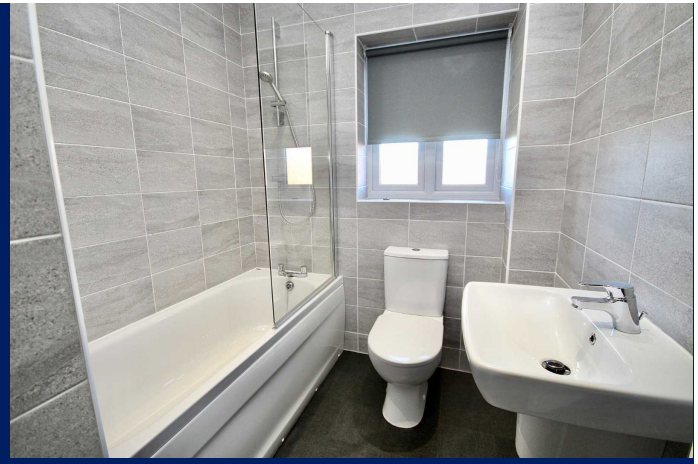


Charming 4-bedroom detached house in a sought-after location on the outskirts of Guisborough. This modern and well-maintained property boasts a spacious interior with a bright and airy feel. Features include a garden and garage. Ideal for families seeking a comfortable and stylish home.

The ground floor boasts a wide hallway that connects the whole ground floor with tiled flooring seamlessly flowing into the downstairs wc. At the rear of the property, new owners can enjoy a bright and airy living room plus a modern kitchen with all necessary appliances. Both rooms give access to the beautiful garden via a pair of french doors. A further reception room offers versatility to the ground floor space with potential use as a dining room, study or playroom.
Upstairs, you will find four generously-sized bedrooms, including a master bedroom with useful built-in wardrobes and an en-suite shower room. The stylishly fitted family bathroom completes the first floor.

The property also benefits from a driveway with space to park four cars leading up to an integral garage housing the boiler. The rear garden is gated for privacy, mainly laid to lawn and offers a private outdoor space for families to enjoy.







- Four Double Sized Bedrooms
- Ideal Family Home
- Two Bathrooms Plus Downstairs Wc
- Well Appointed Modern Kitchen
- Sizeable Rear Garden
- Walking Distance To Schools And Shops
- Driveway With Parking For 4 Cars
- Prime Location
- Single Integral Garage

ADDITIONAL INFORMATION

Local Authority Redcar And Cleveland

Council Tax Band Band E

Year Built 2017

Mains Utilities - Gas Boiler

Upvc Double Glazing Throughout

Builders Consent To Extend This Property By Way Of Building A Conservatory In The Rear Garden. Both Glass and Solid Roof Options Agreed.

Ground Floor
Hallway 6'7" x 16' (2m x 4.88m)
Wc 2'9" x 5'5" (0.84m x 1.65m)
Study 7'9" x 9'5" (2.36m x 2.87m)
Living Room 15'3" x 11'3" (4.65m x 3.43m)
Kitchen 7'7" x 17'10" (2.3m x 5.44m)

First Floor
Landing 6'6" x 10' (1.98m x 3.05m)
Bedroom 1 13'2" x 12'11" (4.01m x 3.94m)
Ensuite 3'7" x 6'4" (1.1m x 1.93m)
Bedroom 2 14'5" x 8'7" (4.4m x 2.62m)
Bedroom 3 11'9" x 8'10" (3.58m x 2.7m)
Bedroom 4 7'10" x 10'10" (2.4m x 3.3m)
Family Bathroom 6'2" x 7'3" (1.88m x 2.2m)

External
Front Aspect
Driveway and Garage 8'5" x 16'6" (2.57m x 5.03m)
Rear Garden

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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