

WEST END MANOR, THE COPSE, GUISBOROUGH, TS14 6BF



- ▲ A Spacious Modern Two Bedroom Ground Floor Apartment
- ▲ Sought After Location Within Guisborough
- ▲ Open Plan Kitchen Breakfast Lounge
- ▲ Two Spacious Bedrooms
- ▲ Modern Bathroom

- ▲ Allocated Parking & Communal Gardens
- ▲ Conveniently Located for Access to Guisborough Town Centre
- ▲ No Forward Chain
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

Offers Over £120,000

www.michaelpoole.co.uk



Michael Poole
sales | lettings | auctions



Michael Poole Estate Agents in Nunthorpe welcome to the market this spacious two bedroom ground floor apartment conveniently located for easy access to Guisborough town centre. The modern apartment briefly comprises a communal entrance hall with security intercom system, access to the flat with inner hallway and large storage cupboard, two spacious bedrooms, modern bathroom and a spacious open plan kitchen living room. Externally there is allocated parking and communal gardens to the rear.

GROUND FLOOR

COMMUNAL ENTRANCE

With intercom entry system.

APARTMENT

ENTRANCE HALL

With large storage cupboard.

BEDROOM ONE - 3.96m x 2.8m (13' x 9'2")

BEDROOM TWO - 4.32m x 2.77m (14'2" x 9'1")

BATHROOM

Modern white suite comprising P' shaped bath with shower over and screen, low level WC, vanity wash basin, chrome heated rail, tiled floor and part tiled walls.

KITCHEN AREA - 2.97m x 2.29m (9'9" x 7'6")

With a range of modern fitted wall and floor units with complementary work surfaces, inset sink, electric oven and five ring gas hob with extractor hood over. Integrated fridge and freezer, dishwasher and washer/dryer. Ideal gas central heating boiler. Opening to

LOUNGE AREA - 4.42m (14'6") plus bay x 3.56m (11'8")

With bay window to the front elevation.

EXTERNALLY

ALLOCATED PARKING

Allocated parking to the front elevation.

COMMUNAL GARDENS

Communal gardens to the rear elevation.

AGENTS REF: - DP/LS/NUN190276/130919

BOOK YOUR VIEWING - Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday.

TO VIEW: Contact our Nunthorpe office on Tel: 01642 955625

TO VIEW: Tel: 01642 955625

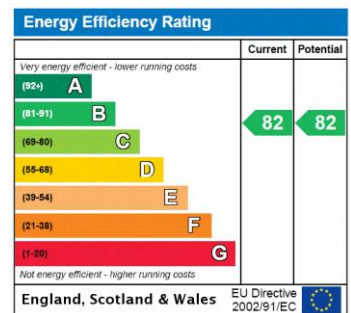
95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk





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 Live Organisation 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 Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS

