



Ideal First Home in a Peaceful Guisborough Cul-de-Sac

This charming property is the perfect choice for first-time buyers, beautifully situated in a quiet cul-de-sac in Guisborough with picturesque views of the surrounding hills.

The ground floor features an inviting entrance porch, a spacious lounge, and a well-proportioned kitchen/diner — ideal for everyday living and entertaining. Upstairs, you'll find two comfortable bedrooms and a contemporary bathroom complete with a walk-in shower. The master bedroom also benefits from built-in storage.

Externally, the property offers plenty of appeal, including ample off-street parking via a side driveway, a detached garage, and attractive front and rear gardens laid to lawn.

Location: Situated close to schools, shops and local amenities.

Meath Way, Guisborough, TS14 7PG

2 Bed - House - Semi-Detached

£157,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Meath Way, Guisborough, TS14 7PG

Entrance Porch

1 x double glazed side entrance door.

Lounge

1 x front double glazed window, stairs to upper and radiator.

Kitchen/Diner

1 x rear double glazed window, 1 x radiator, flooring, range of wall and base units.

Landing

Loft access, carpet flooring and 1 side double glazed window.

Bedroom

1 x rear double glazed window, 1 x radiator and carpet flooring.

Bedroom

Front double glazed window, 1 x radiator, storage cupboard and carpet flooring.

Bathroom

1 x rear double glazed window, walk in shower, w/c, wash hand basin and radiator.

External

Rear garden, laid to lawn, patio seating area, side driveway and detached garage.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy performance		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			84
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	