

2 Spring Wood Road, Guisborough

£235,000

Michael Poole
SALES - LETTINGS - AUCTIONS



2 Spring Wood Road

Guisborough

A stunning three-bed semi in sought-after Guisborough location. Features open plan kitchen, en-suite master, landscaped garden, driveway, and patio. Close to schools, amenities, and countryside walks.

- Stunning Move in Ready Semi Detached Property
- Brilliant Guisborough Location
- Three Bedrooms
- Spacious En-Suite
- Fantastic Modern Open Plan Kitchen Diner
- Light & Bright Living Room with Bi Folding Doors to the Rear Garden
- Ground Floor WC
- Landscaped Rear Garden

2 Spring Wood Road, Guisborough

Presenting this stunning three-bedroom semi-detached house, perfectly situated in the highly sought-after area of Guisborough.

This move-in ready property has been thoughtfully designed for modern living, offering a harmonious blend of comfort, style and practicality.

Step inside to a welcoming entrance hall, leading to a light and bright living room, beautifully enhanced by bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The heart of the home is the fantastic open plan kitchen diner, featuring contemporary cabinetry, integrated appliances and ample space for relaxed family meals or entertaining guests. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, including a spacious master suite with a stylish en-suite shower room. Each bedroom is finished to a high standard, providing restful retreats for all members of the household.

The outside space is equally impressive, with a thoughtfully landscaped rear garden that offers both privacy and tranquillity. The garden is accessed via the bi-folding doors from the living room, making it perfect for alfresco dining, summer gatherings or simply relaxing in the sunshine. A well-maintained lawn creates a welcoming environment for children to play or for keen gardeners to enjoy. There is also a dedicated patio area, ideal for outdoor seating and entertaining.

The property benefits from a private driveway to the front, providing off-street parking, while the side access ensures ease of movement around the home.

Located in a brilliant Guisborough location, this home is close to local amenities, reputable schools and beautiful countryside walks, offering an exceptional lifestyle opportunity for families and professionals alike.

This is a rare chance to acquire a premium property in a desirable setting, ready to welcome its new owners.











Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
CF/LS/11112026

Council Tax band: C

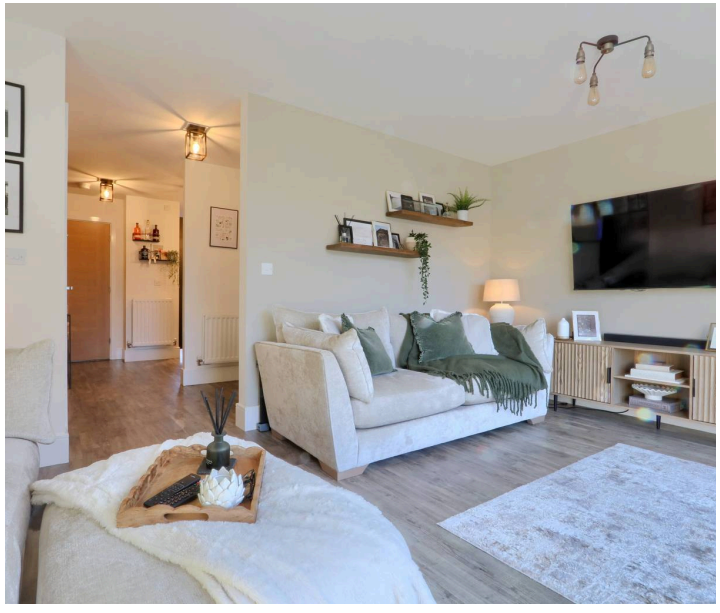
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

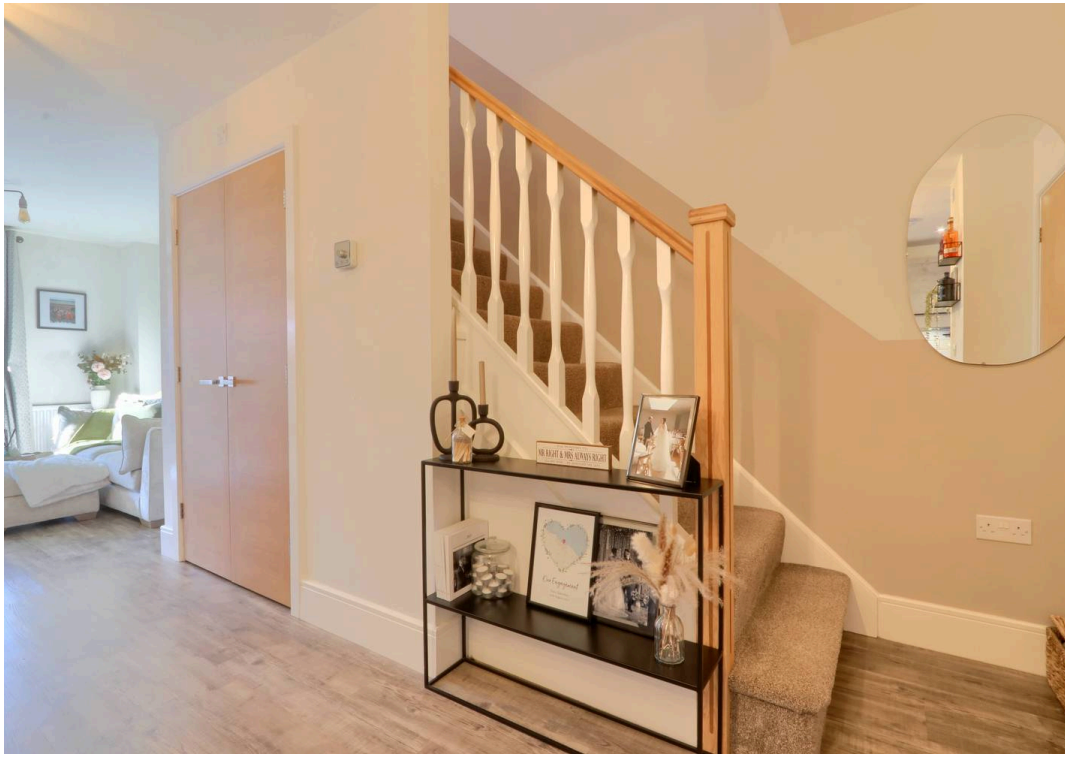


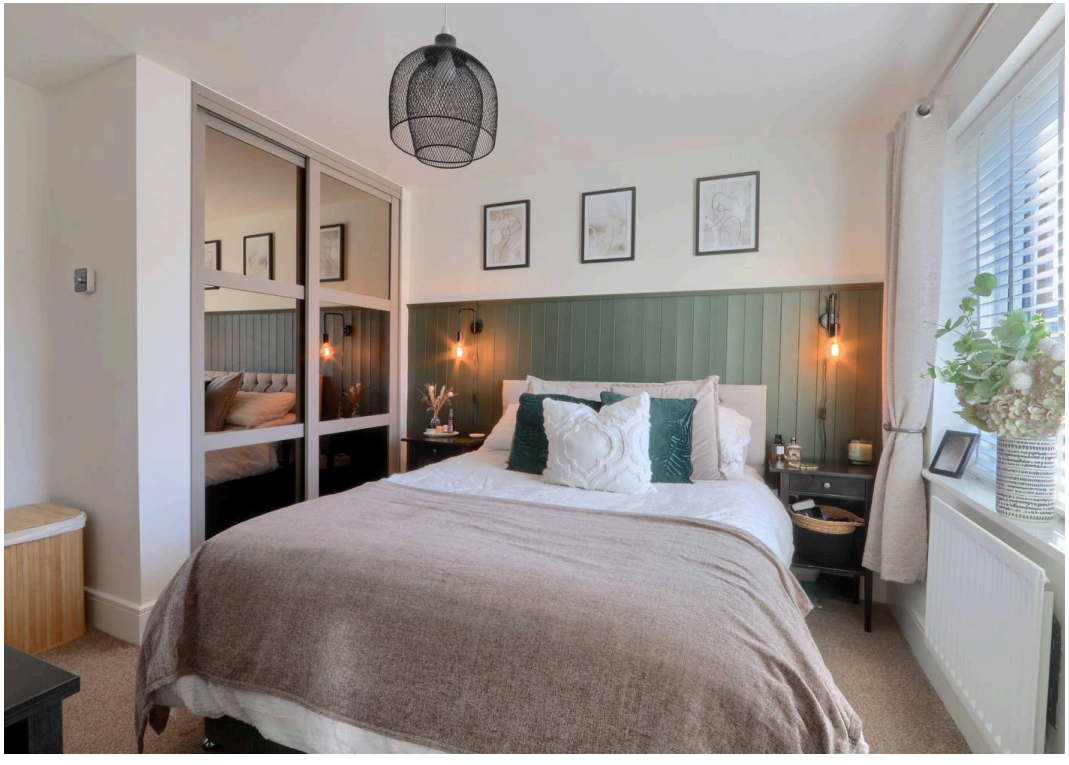



















YOU LOOK
incredible
NOW GO
GRAB A DRINK





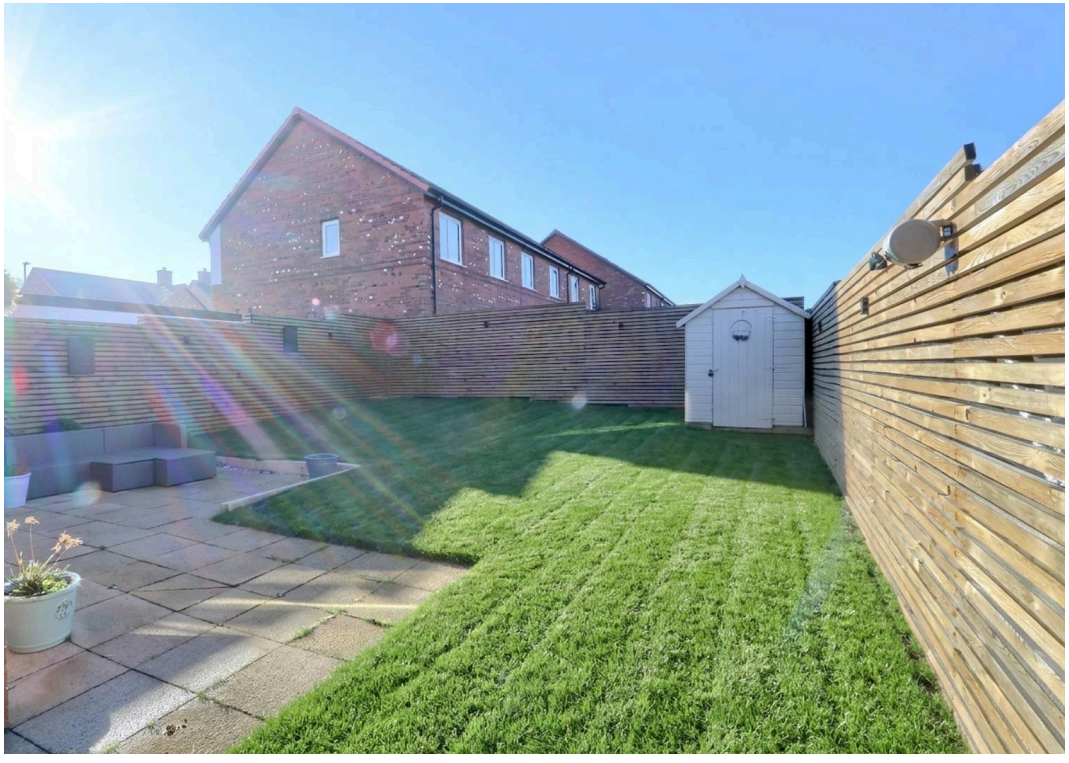




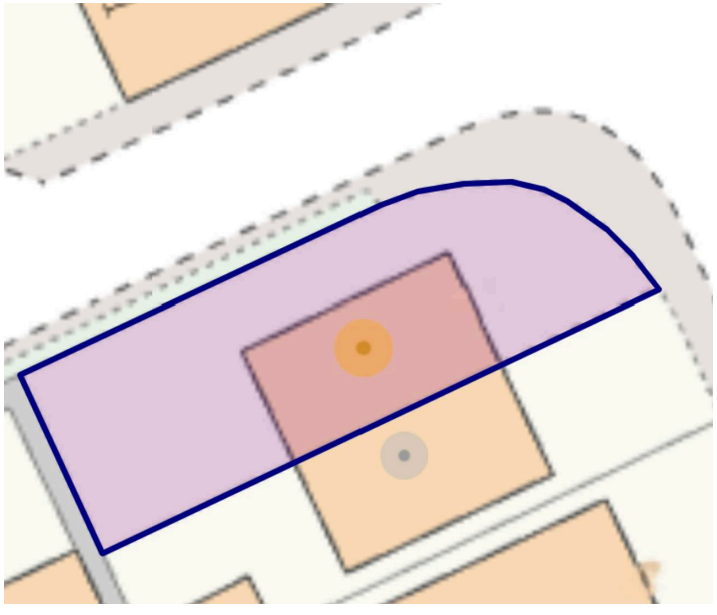


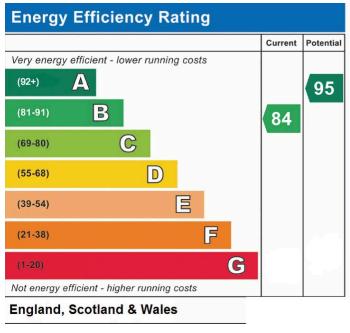


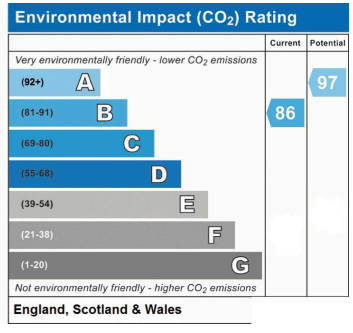






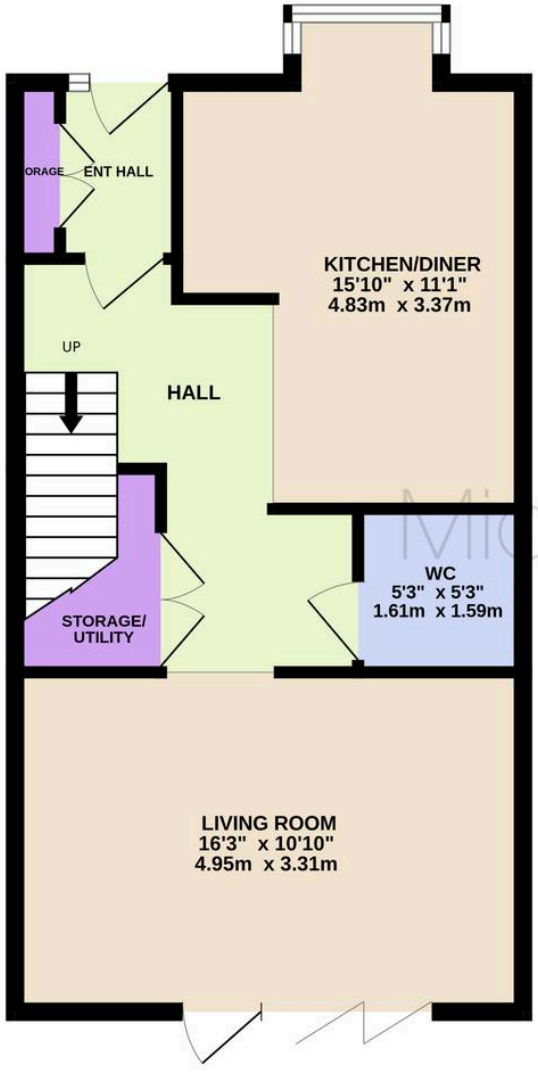


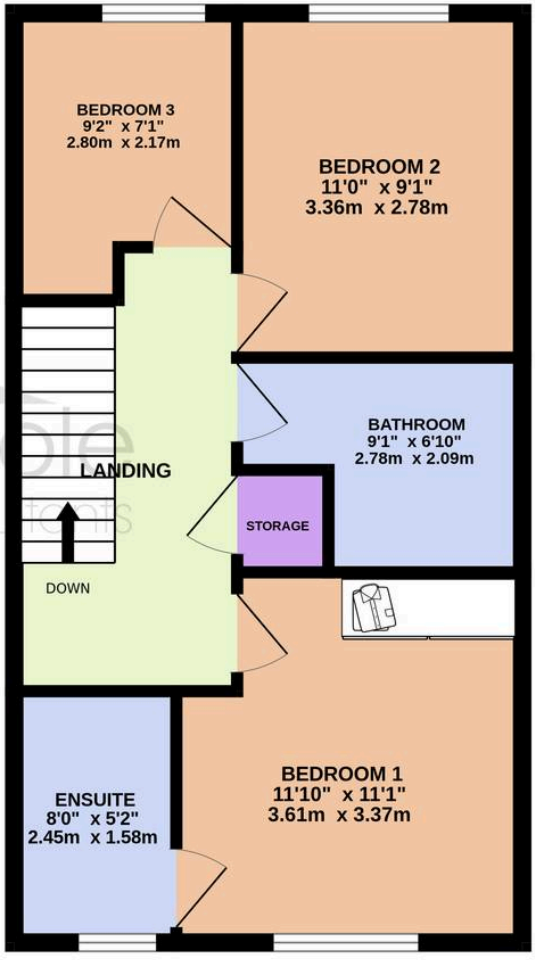

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
95
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
86
97
England, Scotland & Wales

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.





Michael Poole
property consultants

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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