

WOODLEA, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TX



- ▲ A Spacious, Extended & Well Presented Four Bedroom Detached Home
- ▲ Show Home Condition
- ▲ Fabulous Corner Plot with Ample Off Road Parking to the Front Elevation
- ▲ Separate Driveway & Detached Garage to the Rear
- ▲ Modern Landscaped Rear Garden
- ▲ Four Double Bedrooms, Master with Large Modern En-Suite Shower Room
- ▲ Separate Modern Shower Room
- ▲ Spacious Landing, Ideal for a Study/Ready Area with Juliet Balcony Flooding the Area with Natural Light
- ▲ Open Plan Kitchen Diner, Separate Utility Room & Ground Floor WC
- ▲ Spacious Living Room & Snug
- ▲ Solar Panels
- ▲ Conveniently Located Offering Easy Access to Local Amenities & Schools

Offers Over £320,000

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A beautifully presented and spacious extended four bedroom detached home occupying a superb corner plot within this popular area of Coulby Newham. Features include ample off road parking to the front and a separate driveway and detached garage to the rear, landscaped rear garden, open plan kitchen diner, separate utility, spacious living room, snug, four double bedrooms, master with modern en-suite shower room and a spacious landing, ideal for a study/readying area with Juliet balcony. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 5.16m x 3.12m (16'11" x 10'3")

With built-in media wall, vertical design radiator and French doors open to the rear garden.

SNUG - 3.18m x 2.62m (10'5" x 8'7")

OPEN PLAN KITCHEN DINER - 3.6m (11'10") x 2.64m (8'8") plus 5.16m (16'11") x 3m (9'10")

With a range of modern fitted units, integrated fridge and freezer, sink unit, rear external door, spotlighting and opening to further kitchen area with a range of modern fitted units, double oven and gas hob with extractor over.

UTILITY ROOM - 3m x 2.64m (9'10" x 8'8")

With a modern range of units, plumbing for washing machine and dryer and side external door.

GROUND FLOOR WC - 1.37m x 0.97m (4'6" x 3'2")

With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.38m x 3.18m (11'1" x 10'5")

With built-in wardrobe.

EN-SUITE SHOWER ROOM - 2.1m x 2m (6'11" x 6'7")

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC and spotlighting.

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BEDROOM TWO - 2.77m x 2.87m (9'1" x 9'5")

BEDROOM THREE - 3.38m x 2.7m (11'1" x 8'10")

BEDROOM FOUR - 2.97m x 2.74m (9'9" x 9')

SHOWER ROOM - 2.13m x 1.7m (7' x 5'7")

Comprising double shower enclosure, low level WC, vanity style wash hand basin and spotlighting.

LANDING

A spacious landing area ideal for study/reading area with Juliet balcony flooding the area with natural light.

EXTERNALLY

PARKING & GARAGE

Externally to the front there is a block paved driveway offering parking for two/three cars and to the rear there is a separate gated driveway leading to a detached garage.

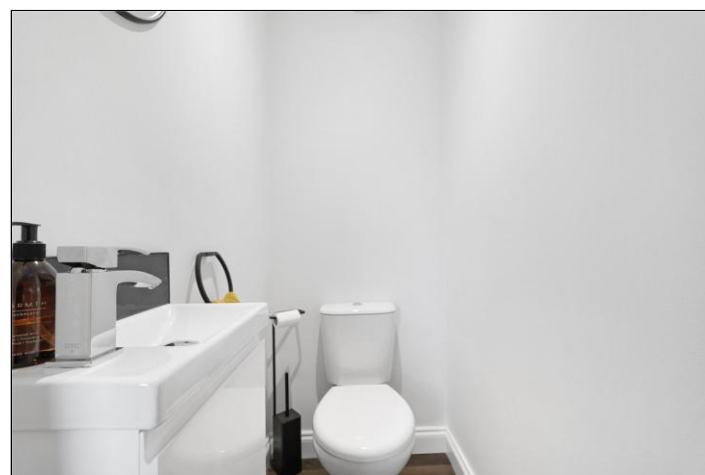
GARDEN

Stunning landscaped rear garden with paved and decked area, water feature, lawn and sleeper borders.

AGENTS REF: - DP/LS/COU050241/30032026

Council Tax Band: C **Tenure:** Freehold

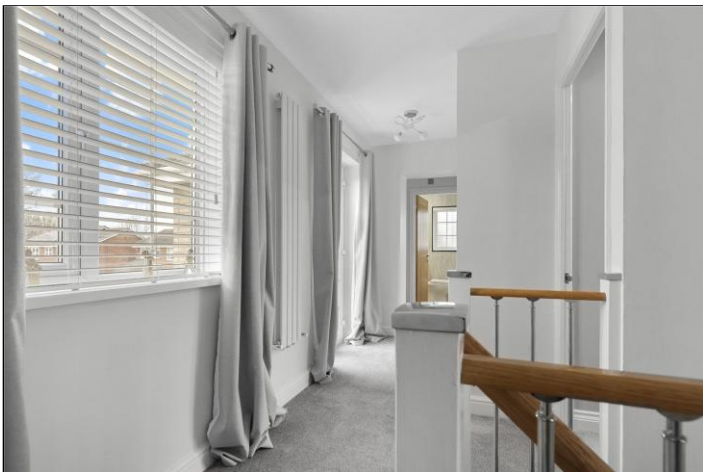
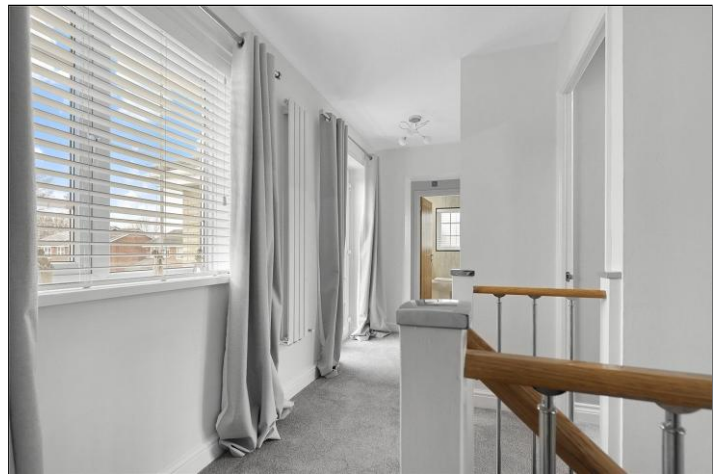
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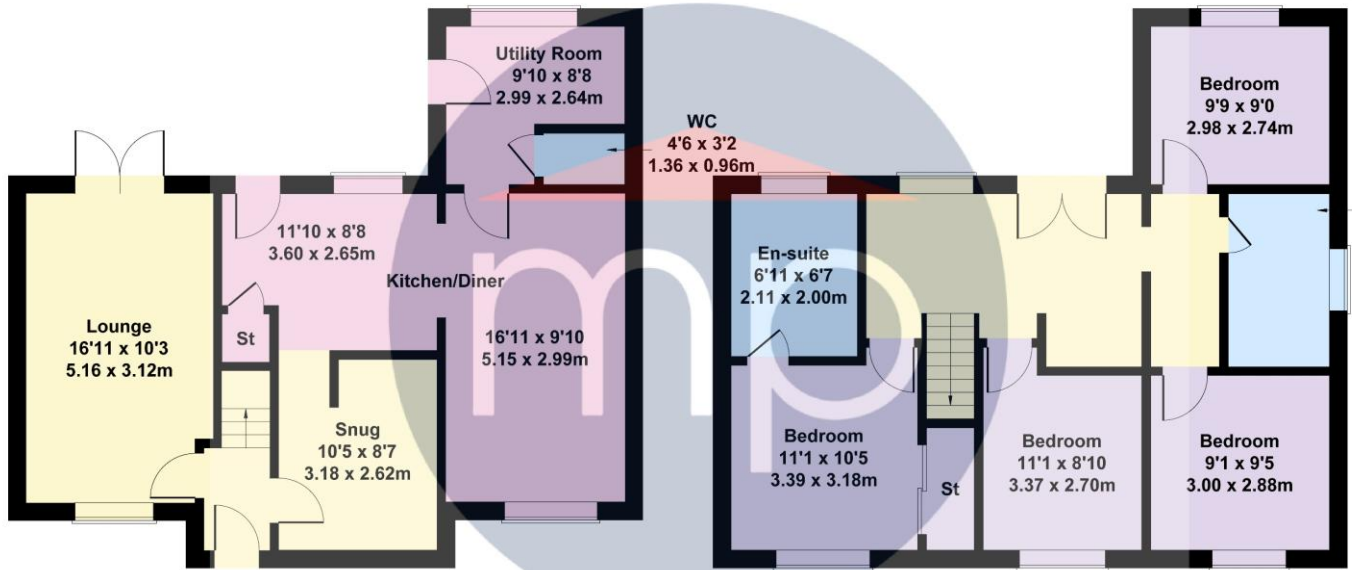
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Woodlea

Approximate Gross Internal Area
1410 sq ft - 131 sq m

Shower Room
7'0 x 5'7
2.13 x 1.69m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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 MWU 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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