

**THISTLE HILL, COULBY MANOR WAY, COULBY NEWHAM,  
MIDDLESBROUGH, TS8 0RP**



- ▲ A Large Two Bedroom Detached Bungalow with Loft Space
- ▲ Occupying a Superb Private Site Within This Popular Area of Coulby Newham
- ▲ Offering Easy Access to Local Amenities & Schools
- ▲ L' Shaped Living Room & Separate Dining Room
- ▲ 18ft Fitted Kitchen
- ▲ Two Ground Floor Bedrooms
- ▲ Two First Floor Rooms, One with En-Suite
- ▲ Large Garage
- ▲ Private Gardens to the Front & Side Elevations
- ▲ No Forward Chain

**Offers Over £250,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Offered for sale with no forward chain, a large two bedroom detached bungalow with loft space occupying a superb private site and featuring a 22ft L' shaped living area, separate dining room, fitted kitchen, two ground floor bedrooms and two first floor rooms, two bathrooms, wraparound gardens to the front and side elevations offering a high degree of privacy and a single garage. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

**L' SHAPED LOUNGE - 6.73m (22'1") (max) x 6.43m (21'1") (max)**

**DINING ROOM - 3.63m x 3m (11'11" x 9'10")**

**INNER HALLWAY**

With storage cupboard and staircase to the first floor.

**KITCHEN - 5.7m x 3.1m (18'8" x 10'2")**

With access to the garage/utility area.

**GARAGE/UTILITY AREA - 5.13m x 4.67m (max) (16'10" x 15'4" (max))**

**FIRST FLOOR**

**ROOM ONE - 4.88m x 2.9m (16' x 9'6")**

**GROUND FLOOR**

**ENTRANCE HALL**

**BEDROOM ONE - 3.66m x 3.66m (12' x 12')**

**BEDROOM TWO - 3.02m x 2.57m (9'11" x 8'5")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# THISTLE HILL, TS8 ORP

**EN-SUITE - 2.95m x 1.73m (9'8" x 5'8")**

**ROOM TWO - 3.73m x 2.87m (12'3" x 9'5")**

## **EXTERNALLY**

### **GARAGE**

Accessed from the side elevation.

### **GARDENS**

Gated access leads to the large mature private gardens to the front and side elevations mainly laid to lawn. A separate driveway could be added to the front elevation, subject to local planning permissions.

**AGENTS REF:** - DP/LS/COU140132/17122025

**Council Tax Band:** E      **Tenure:** Freehold

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



THISTLE HILL, TS8 ORP





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.



**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS