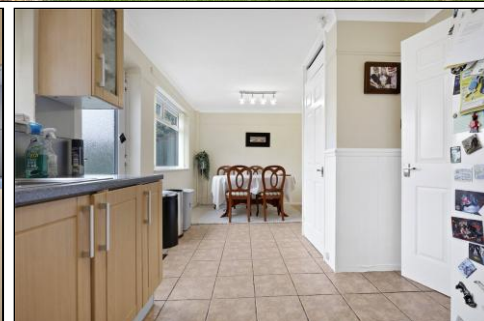


## SUNNYSIDE, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RD



- ▲ Ideal for a First Time Buyer or Investor
- ▲ A Three Bedroom Terraced House
- ▲ Cul-De-Sac Setting
- ▲ Popular Area of Coulby Newham
- ▲ Offering Easy Access to Local Amenities
- ▲ Open Plan Kitchen Diner
- ▲ Separate Living Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedrooms
- ▲ Modern Bathroom
- ▲ Private Rear Garden
- ▲ Offered For Sale with No Forward Chain

**£135,000**

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Ideal for a first time buyer or investor and offered for sale with no forward chain, a three bedroom terraced house located within a cul-de-sac in this popular area of Coulby Newham offering easy access to local amenities. Features include an open plan kitchen diner, separate living room, ground floor WC, modern family bathroom, three generous size bedrooms and a private rear garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With staircase to the first floor and large under stairs cupboard.

##### **GROUND FLOOR WC**

With low level WC and wash hand basin.

##### **LIVING ROOM - 3.53m x 3.3m (11'7" x 10'10")**

Feature fire surround with inset fire.

##### **KITCHEN DINER - 3.68m (12'1") x 2.87m (9'5") in kitchen area plus 2.84m (9'4") x 2.6m (8'6") in the dining area**

With a range of fitted wall and floor units, complementing work surfaces, space for fridge and freezer, electric oven with extractor over, plumbing for washing machine, tiled floor and rear external door.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.58m x 2.95m (11'9" x 9'8")**

##### **BEDROOM TWO - 3.45m x 2.92m (11'4" x 9'7")**

##### **BEDROOM THREE - 2.92m (9'7") (max) x 2.9m (9'6") (max)**

##### **BATHROOM - 3.05m x 1.63m (10' x 5'4")**

White suite comprising bath with shower over, low level WC and wash hand basin in vanity style unit.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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SUNNYSIDE, TS8 0RD



**EXTERNALLY**

**REAR GARDEN**

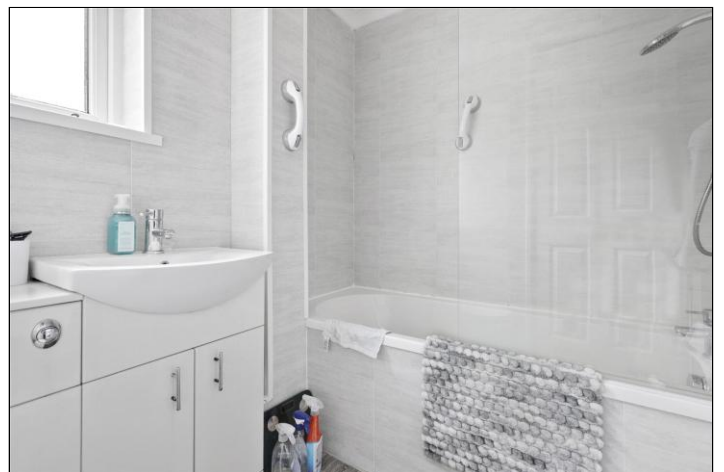
Externally there is a private rear garden laid to lawn with patio and outhouse.

**AGENTS REF:** - DP/LS/NUN230658/30092025

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: 01642 955625





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.



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