

# CRANBERRY, COULBY NEWHAM, MIDDLESBROUGH, TS8 0XQ



- ▲ A Two Bedroom Semi Detached House
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Coulby Newham
- ▲ Private Rear Garden
- ▲ Driveway Offering Parking for Two/Three Cars
- ▲ Kitchen Diner & Separate Lounge
- ▲ Two Generous Size Bedrooms

**£140,000**

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A two bedroom semi-detached house located within a quiet cul-de-sac in this popular area of Coulby Newham. Features include an open plan kitchen diner, separate lounge, two generous size bedrooms, off road parking for two/three cars and a spacious private rear garden.

**GROUND FLOOR**

**ENTRANCE PORCH**

**LOUNGE - 4.17m x 3.15m (13'8" x 10'4")**

With fireplace, laminate style flooring and under stairs cupboard.

**KITCHEN DINER - 4.11m x 2.82m (13'6" x 9'3")**

With a smart range of fitted wall and floor units, complementing work surfaces, space for cooker with extractor over, plumbing for washing machine, wall mounted central heating boiler and French to the private rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 4.14m x 3.68m (max) (13'7" x 12'1" (max))**

**BEDROOM TWO - 3.33m x 2.46m (10'11" x 8'1")**

**BATHROOM - 2.29m x 1.55m (7'6" x 5'1")**

White suite comprising bath, low level WC, wash hand basin and part tiled walls.

**EXTERNALLY**

**PARKING & GARDEN**

Externally the property is located within a quiet cul-de-sac and features off road parking for two/three cars. To the rear there is an enclosed private garden laid to lawn with patio area.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**AGENTS REF:** - DP/LS/NUN240577/26032026

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

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

Tel: **01642 955625**

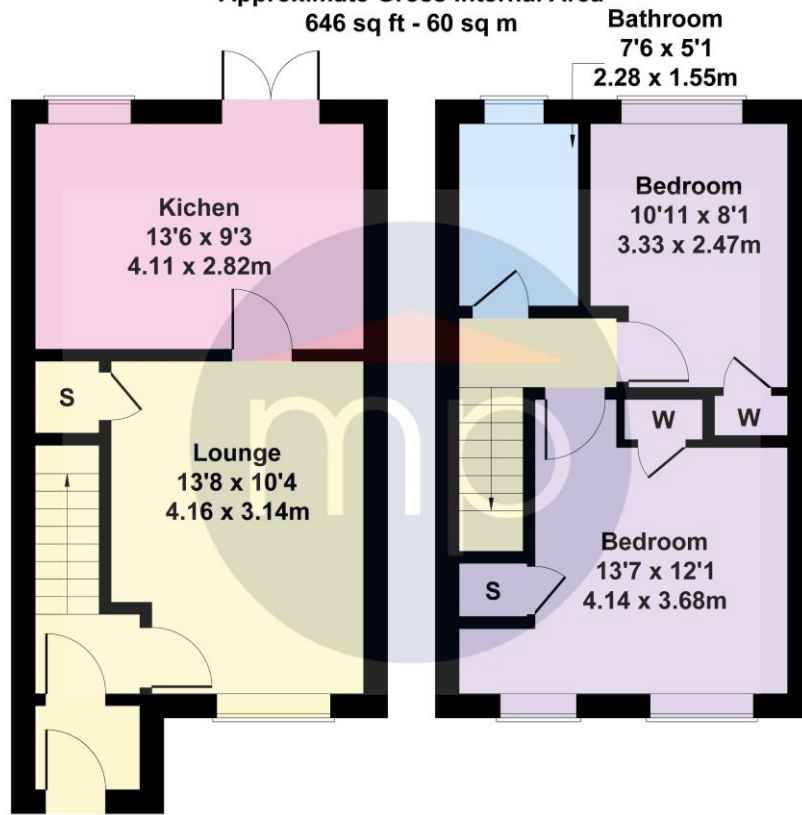
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads 'Michael Poole property consultants'. The windows display various property listings.

**Do you have a property you need to sell before you can buy?**

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

### 33 Cranberry

Approximate Gross Internal Area  
646 sq ft - 60 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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

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