

COULBY MANOR FARM, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RZ



- ▲ A Two Bedroom Retirement Bungalow
- ▲ Available to Over 55's
- ▲ 75% Shared Ownership
- ▲ Well Presented Accommodation
- ▲ Quiet Cul-De-Sac
- ▲ Great Access to Local Amenities
- ▲ Block Paved Driveway
- ▲ Enclosed Private Rear Garden Offering Easy Maintenance
- ▲ Smart Fitted Kitchen Breakfast Room
- ▲ Modern Wet Room
- ▲ Fitted Wardrobes to Both Bedrooms
- ▲ Early Viewing Advised

£101,250 - 75% Shared Ownership

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96 Coulby Manor Farm is a two bedroom retirement bungalow offered for sale with no forward chain and is available to people over the age of 55 on a 75% shared ownership basis. The bungalow is located within a quiet cul-de-sac with great access to local amenities and features well-presented accommodation comprising entrance porch, lounge, two bedrooms, both with fitted wardrobes, smart breakfast kitchen and modern wet room. Externally there is a block paved driveway offering off road parking and to the rear there is an enclosed private garden offering easy maintenance. Please call our Nunthorpe Office to arrange your viewing appointment.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 4.95m x 2.95m (16'3" x 9'8")

BEDROOM ONE

With built-in wardrobes.

BEDROOM TWO - 2.18m x 2.62m (7'2" x 8'7")

With built-in wardrobes.

KITCHEN BREAKFAST ROOM - 3.28m x 2.95m (10'9" x 9'8")

With a smart range of fitted wall and floor units, complementing work surfaces, space for fridge and freezer, space for cooker, plumbing for washing machine, tiled splashbacks and rear external door.

WET ROOM - 1.65m x 2.16m (5'5" x 7'1")

Modern suite comprising shower enclosure, low level WC, wash hand basin and tiled walls.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARDEN

Externally the bungalow is located within a quiet cul-de-sac and features a block paved driveway providing off road parking and to the rear there is a easy to maintain enclosed private garden with patio, shed and astro turf.

AGENTS NOTE:

Available to people over the age of 55 on a 75% shared ownership basis.

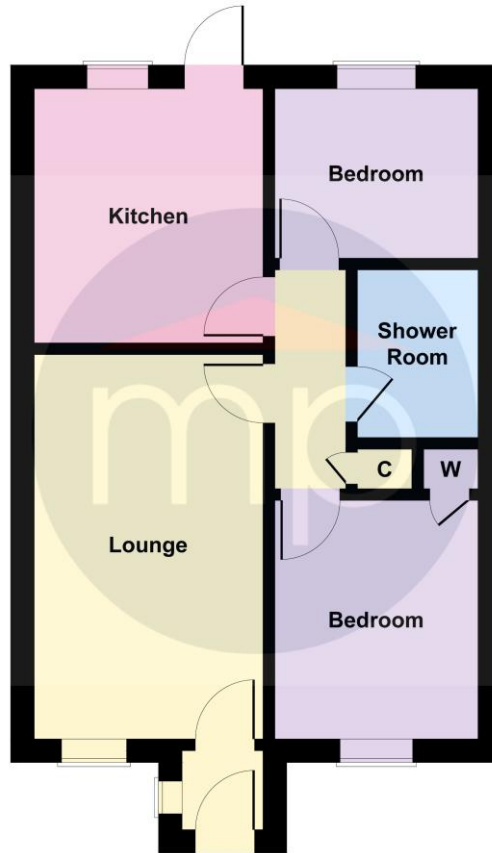
AGENTS REF: - DP/LS/NUN250128/04042025

Council Tax Band: B **Tenure:** Leasehold

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

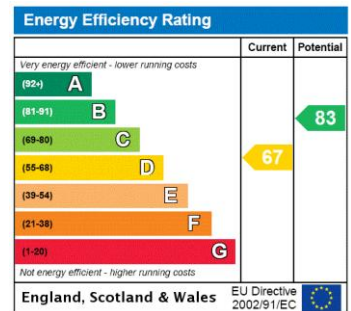


Coulby Manor Farm



Not to Scale. Produced by The Plan Portal 2021
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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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