

THE COVERT, COULBY NEWHAM, MIDDLESBROUGH, TS8 0WN



- ▲ A Five Bedroom Three Storey Detached House
- ▲ Located Within the Popular Area of Coulby Newham
- ▲ Two Reception Rooms
- ▲ Smart Fitted Kitchen & Utility
- ▲ Ground Floor WC
- ▲ Four Bathroom/Shower Rooms

- ▲ Double Width Driveway & Double Garage to the Rear
- ▲ South Facing Landscaped Rear Garden
- ▲ Solar Panels
- ▲ Superb Spacious Family Home in a Sought After Location

Offers Over £320,000

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A Beautifully presented five bedroom three storey detached residence located within the popular area of Coulby Newham, presented to a high standard throughout and occupying a lovely corner plot with a landscaped rear garden and a double width driveway to a double garage to the rear. Internal features include two reception rooms, smart fitted kitchen and utility, five generous size bedrooms and four bathrooms/shower rooms. 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 wood flooring, storage cupboard, staircase to the first floor and under stairs storage.

CLOAKROOM/WC - With vanity wash hand basin, low level WC, tiled floor and heated towel rail.

LIVING ROOM - 3.54m (11'7") x 7.02m (23') into bay window
With bay window to the front elevation, attractive fire surround with inset fire and French doors open to the rear.

SNUG/DINING ROOM - 3.20m x 3.30m (10'6" x 10'10")
With bay window to the front elevation.

KITCHEN - 3.17m (10'5") x 4.31m (14'2") into bay
With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, induction hob with contemporary extractor over, space for American style fridge freezer, integrated dishwasher, tiled floor, tiled splashbacks, built-in Wi-Fi speakers, bay window to the rear elevation and opening to the utility.

UTILITY - 2.04m x 2.05m (6'8" x 6'9")
With a smart range of fitted units, plumbing for washing machine and dryer, concealed central heating boiler, tiled floor and rear external door.

FIRST FLOOR

BEDROOM ONE - 3.19m x 4.76m (10'6" x 15'7")
With built-in wardrobe and drawers.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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EN-SUITE SHOWER ROOM - 3.20m (10'6") into shower cubicle x 1.69m (5'7")

White suite comprising shower cubicle, low level WC, His & Her's wash hand basins in vanity style unit, part tiled walls and airing cupboard housing the water cylinder.

BEDROOM TWO - 3.73m x 3.5m (12'3" x 11'6")

With built-in wardrobes.

EN-SUITE - 2.09m x 1.71m (6'10" x 5'7")

Comprising shower cubicle, low level WC, vanity wash hand basin, heated towel rail and tiled splashbacks.

BEDROOM THREE - 3.54m x 2.73m (11'7" x 8'11")

FAMILY BATHROOM - 2.05m x 1.69m (6'9" x 5'7")

Comprising bath with shower over and screen, low level WC, vanity wash hand basin and part tiled walls.

SECOND FLOOR

LANDING AREA - With Velux window, ideal for a reading area.

BEDROOM FOUR - 4.71m x 3.64m (15'5" x 11'11")

With built-in wardrobe.

BEDROOM FIVE - 3.30m x 2.79m (10'10" x 9'2")

With built-in storage and wardrobe.

SHOWER ROOM - 1.83m x 2.24m (6' x 7'4")

Comprising shower cubicle, vanity wash hand basin, low level WC and chrome heated towel rail.

EXTERNALLY

GARDEN - Externally there is a south facing rear garden with lawn and spacious patio area.

PARKING & DOUBLE GARAGE - Double width driveway to the rear leads to a double detached garage.

SOLAR PANELS

PREMIUM ENERGY SAVING FEATURES

12 x SunPower 327W Solar Panels (3.92kWp) with Samil SolarRiver 3680TL inverter.

Average annual generation: 3,664 kWh

2025 FIT + deemed export: £994.81

2025 electricity savings: ~£811

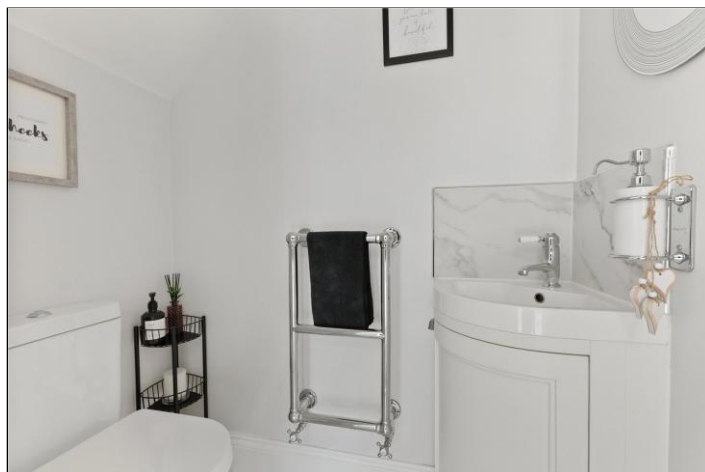
Total 2025 benefit: ~£1,806

Optimersion immersion controller diverts surplus solar energy to heat water for free.

AGENTS REF: - DP/LS/NUN250426/22042026

Council Tax Band: F

Tenure: Freehold



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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.



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