

ASH HILL, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SY



- ▲ A Three Bedroom Terraced House
- ▲ No Forward Chain
- ▲ Ideal for a First Time Buyer or Investor
- ▲ Cul-De-Sac Setting
- ▲ Three Generous Size Bedrooms
- ▲ Open Plan Kitchen Diner

- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Driveway Parking
- ▲ Enclosed Private Rear Garden
- ▲ Easy Access to Local Amenities
- ▲ Early Viewing Advised

Offers Over £120,000

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Offered for sale with no forward chain, a three bedroom terraced house, ideal for a first time buyer or investor. Features include an open plan kitchen diner, ground floor WC, three generous size bedrooms, driveway and private rear garden.

GROUND FLOOR

ENTRANCE HALL

With laminate flooring, staircase to the first floor and storage cupboard.

GROUND FLOOR WC

With low level WC with wash basin above.

LOUNGE - 2.93m x 2.96m (9'7" x 9'9")

With laminate flooring and attractive fire surround with inset fire.

OPEN PLAN KITCHEN DINER - 3.93m x 2.47m (12'11" x 8'1")

With a range of fitted wall and floor units, electric oven, gas hob with extractor over, space for fridge and freezer, plumbing for washing machine and laminate flooring.

FIRST FLOOR

BEDROOM ONE - 5.94m x 3.04m (19'6" x 10')

BEDROOM TWO - 3.88m x 2.47m (12'9" x 8'1")

BEDROOM THREE - 2.62m x 2.39m (8'7" x 7'10")

SHOWER ROOM - 2.46m x 1.96m (8'1" x 6'5")

Comprising walk-in shower enclosure, low level WC and wash hand basin.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARDENS

Externally the property is located within a cul-de-sac and features a driveway and garden to the front and to the rear there is an enclosed private garden with lawn, patio and timber shed.

AGENTS REF: - DP/LS/NUN250569/17092025

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**





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