

# WOODLEA, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TX



- ▲ Well Presented Three Bedroom Semi Detached House
- ▲ Located within a Delightful Cul-De-Sac
- ▲ Private Rear Garden

- ▲ Open Plan Kitchen Diner
- ▲ Modern Bathroom
- ▲ Driveway Providing Parking for Approximately Two Cars

**£155,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Well-presented three bedroom semi-detached house located within a delightful cul-de-sac and benefiting from a private rear garden, open plan kitchen diner, modern bathroom and driveway providing parking for approximately two cars.

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

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

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



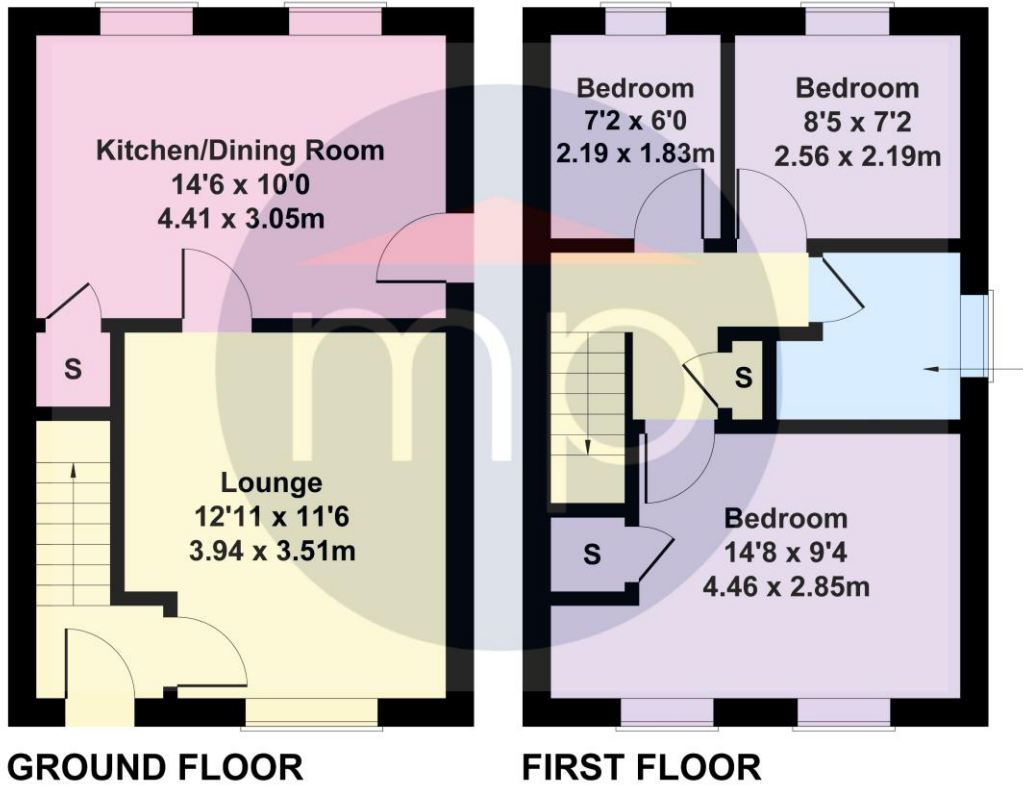
WOODLEA, TS8 0TX



# Woodlea

Approximate Gross Internal Area  
678 sq ft - 63 sq m

Bathroom  
6'6 x 6'4  
1.98 x 1.92m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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**  
95 Guisborough Road, Nunthorpe, TS7 0JS