

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



- ▲ A Well Presented Three Bedroom Semi Detached House
- ▲ Popular Location Within Coulbby Newham
- ▲ Double Width Driveway

- ▲ Private Rear Garden
- ▲ Smart Fitted Kitchen
- ▲ Open Plan Lounge Diner
- ▲ Three Generous Size Bedrooms
- ▲ Early Viewing Advised

Offers Over £165,000

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A well-presented three bedroom semi-detached house located within this popular area of Coulby Newham offering easy access to local amenities. Features include an open plan lounge diner, smart fitted kitchen, three generous size bedrooms, double width driveway and private rear garden. Please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE DINER - 6.93m x 3.1m (22'9" x 10'2")
With attractive fire surround with inset fire.

KITCHEN - 3.07m x 2.4m (10'1" x 7'10")
With a smart range of shaker design fitted wall and floor units, complementing work surfaces, space for fridge and freezer, plumbing for washing machine, space for cooker, tiled splashbacks, spotlighting and rear external door.

FIRST FLOOR

LANDING

With large airing cupboard.

BEDROOM ONE - 4.1m x 2.9m (13'5" x 9'6")
With fitted wardrobes.

BEDROOM TWO - 2.9m x 2.77m (9'6" x 9'1")

BEDROOM THREE - 2.62m x 2.4m (8'7" x 7'10")

FAMILY BATHROOM

Comprising P' shaped bath with shower over and screen, low level WC, vanity style wash hand basin, tiled walls and spotlighting.

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

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EXTERNALLY

PARKING & GARDEN

Externally the property is located within a popular area of Coulby Newham offering easy access to local amenities and featuring a double width driveway to the front elevation and to the rear there is an enclosed private garden with lawn and patio area.

AGENTS REF: - DP/LS/NUN260060/05022026

Council Tax Band: C **Tenure:** Freehold

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





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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