

# ELMWOOD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SR



- ▲ A Well Presented Two Bedroom Semi Detached House
- ▲ Located Within a Cul-De-Sac Offering Easy Access to Local Amenities
- ▲ UPVC Double Glazed Conservatory Enjoying Views Over the Private Rear Garden

- ▲ Driveway Offering Parking for Two Cars & Leading to a Detached Garage
- ▲ Smart Fitted Kitchen
- ▲ Modern Bathroom/Shower Room
- ▲ Two Double Bedrooms, Master with Built-In Bedroom Furniture

**£150,000**

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A well-presented two bedroom semi-detached house located within a quiet cul-de-sac in this popular area of Coulby Newham offering easy access to local amenities. Presented to a high standard throughout and featuring a smart fitted kitchen, modern family bathroom, UPVC double glazed conservatory enjoying views over the landscaped rear garden and a driveway with parking for two cars leads to a detached garage. 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 PORCH - 1.65m x 0.94m (5'5" x 3'1")**

**ENTRANCE HALL - 3.1m x 1.68m (10'2" x 5'6")**  
With built-in storage unit.

**KITCHEN - 3.07m x 1.73m (10'1" x 5'8")**  
With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, four ring hob with extractor, integrated fridge and freezer and plumbing for washing machine.

**LOUNGE - 4.78m x 3.56m (15'8" x 11'8")**

With double glazed patio door opening to the conservatory.

**CONSERVATORY - 2.67m x 2.44m (8'9" x 8')**

With laminate flooring and French doors open to the landscaped rear garden.

#### **FIRST FLOOR**

**BEDROOM ONE - 3.56m x 3.02m (11'8" x 9'11")**

With a range of built-in bedroom furniture.

**BEDROOM TWO - 2.51m x 3.56m (8'3" x 11'8")**

**BATHROOM - 2.5m x 1.65m (8'2" x 5'5")**

Modern white suite comprising bath, shower cubicle, low level WC, wash hand basin, tiled walls and floor and chrome heated towel rail.

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

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**EXTERNALLY**

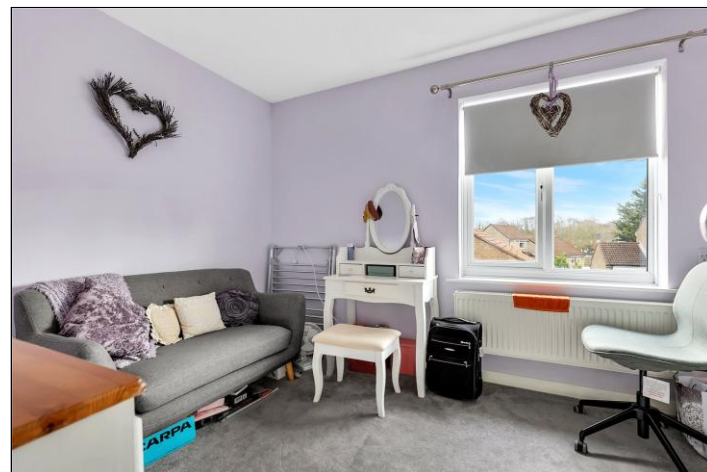
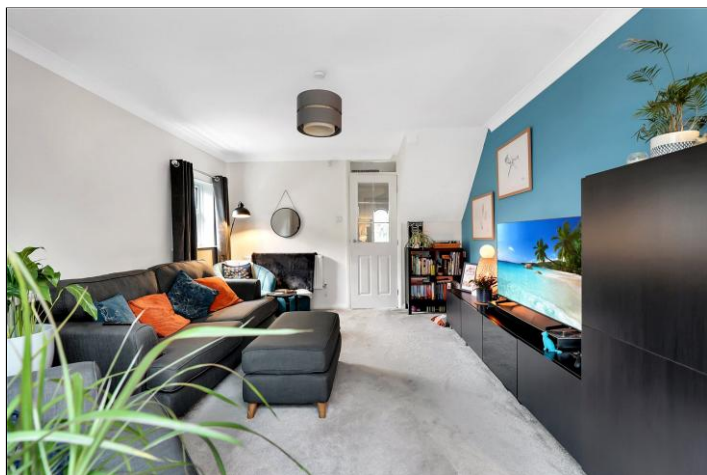
**PARKING, GARAGE & GARDENS** - Externally the property is located within a quiet cul-de-sac and features a driveway offering parking for two cars leading to a detached single garage. There is an enclosed side garden with lawn leading to the landscaped rear garden offering easy maintenance with patio and gravelled areas.

**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

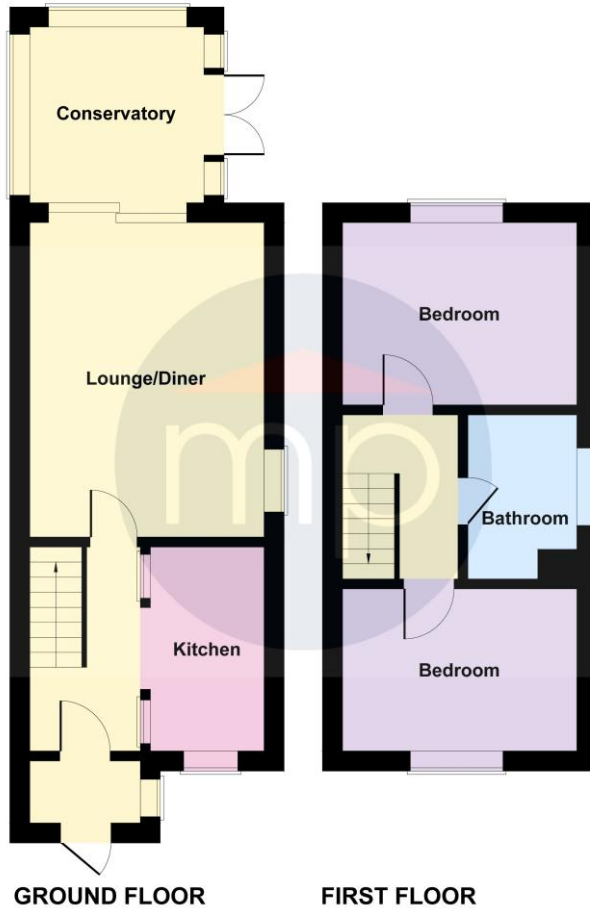
**AGENTS REF:** - DP/LS/NUN260065/13022026

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

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



**Elmwood**



Not to Scale. Produced by The Plan Portal 2021  
**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.



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