

# MANOR WOOD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RL



- ▲ Chain Free Sale!
- ▲ To Be Sold with A Tenant in Situ
- ▲ Ideal For Investors Looking to Add to Their Portfolio
- ▲ Three Bedroom Mid Terrace (Of Only Three)

- ▲ Walking Distance to Some Good Schooling & Easy Access to the A174
- ▲ Ground Floor WC
- ▲ Modern Kitchen with High Gloss Units & Fitted Appliances

**£120,000**

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

**Michael Poole**  
sales | lettings | auctions



To be sold with a tenant in situ, this three bedroom mid terrace is ideal for investors looking to add to their portfolio.

Notable features include gas central heating system, UPVC double glazed windows, modern kitchen with high gloss units and fitted appliances, walking distance to some good schooling and within easy access of the A174.

The property comprises entrance hall, lounge, kitchen/diner and handy ground floor WC. On the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear.

**GROUND FLOOR**

**ENTRANCE HALL**

With UPVC entrance door, radiator and staircase to the first floor.

**LOUNGE - 5.6m x 3.1m (18'4" x 10'2")**

With two radiators.

**KITCHEN DINER - 2.5m x 5.6m (8'2" x 18'4")**

With white high gloss wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with splashback tiles and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, washing machine and dryer.

**LOBBY**

With UPVC door to the rear garden.

**GROUND FLOOR WC**

**FIRST FLOOR**

**LANDING**

With three storage cupboards.

**BEDROOM ONE - 3.2m x 3.2m (10'6" x 10'6")**

With radiator.

**BEDROOM TWO - 2.6m x 3.8m (8'6" x 12'6")**

With radiator.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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



MANOR WOOD, TS8 0RL



**BEDROOM THREE - 3.2m x 2.3m (10'6" x 7'7")**

With radiator.

**BATHROOM - 2.2m x 1.6m (7'3" x 5'3")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath and chrome towel radiator.

**EXTERNALLY**

**GARDENS**

To the front there is a neat open plan lawned garden and to the rear there is a fence enclosed garden.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - TM/LS/NUN260091/28052026

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

# 11 Manor Wood

Approximate Gross Internal Area  
947 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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