

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

£110,000

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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.

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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.

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AGENTS REF: - TM/LS/NUN260091/28052026

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

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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
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