

ELMWOOD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SS



- ▲ A Beautifully Presented Two Bedroom Semi Detached House
- ▲ Popular Area of Coulby Newham Offering Easy Access to Local Amenities
- ▲ Spacious Living Room with Feature Panelling
- ▲ Smart Fitted Kitchen & Separate Utility Area

- ▲ Two Double Bedrooms
- ▲ Modern Bathroom
- ▲ Move In Condition
- ▲ No Forward Chain
- ▲ Driveway to Remainder of Garage
- ▲ Private Landscaped Rear Garden
- ▲ Ideal for a First Time Buyer

£145,000

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A well-presented two bedroom semi-detached house located within this popular area of Coulby Newham offering easy access to local amenities. Offered for sale with no forward chain and featuring a modern fitted kitchen and separate utility, living room with feature panelled wall, modern family bathroom, two double bedrooms, driveway leading to the remainder of the garage and an enclosed landscaped private rear garden.

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM - 5.8m x 3.38m (19' x 11'1")

With part panelled feature wall and staircase to the first floor.

KITCHEN - 3.63m x 2.13m (11'11" x 7')

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, electric hob, space for fridge and freezer, tiled splashbacks, rear external door and door to utility area.

UTILITY AREA - 3.38m x 2.82m (11'1" x 9'3")

With internal door to the remainder of the garage and external door to the rear, work surface, plumbing for washing machine and dryer and spotlighting. This is a multifunctional room which could be used as a gym, study or playroom.

FIRST FLOOR

BEDROOM ONE - 3.58m x 3.43m (11'9" x 11'3")

With built-in wardrobes and dressing table.

BEDROOM TWO - 3.63m x 2.62m (11'11" x 8'7")

With built-in storage.

BATHROOM

White suite comprising bath with shower over and screen, vanity style wash hand basin and low level WC.

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EXTERNALLY

PARKING & GARDEN

Externally to the front there is a hardstanding area with slate chippings and sleeper borders. A driveway gives access to the remainder of the garage and to the rear there is a private, well-presented landscaped garden with decking, patio area, slate chippings and sleeper borders.

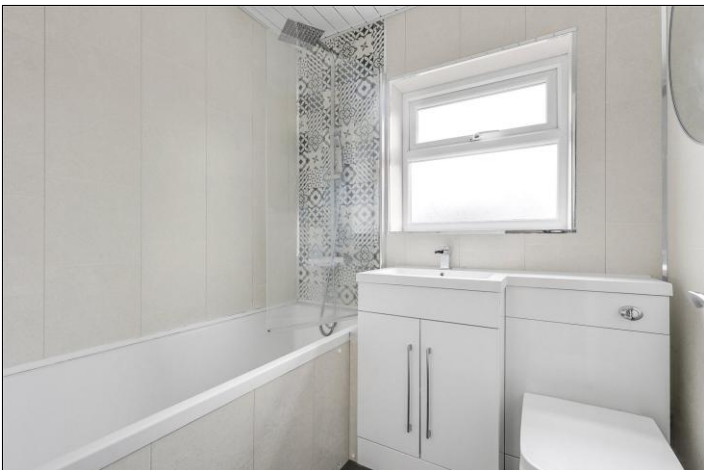
REMAINDER OF GARAGE - 3.63m x 2.51m (11'11" x 8'3")

With internal door to the utility area.

AGENTS REF: - DP/LS/NUN260256/26032026

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

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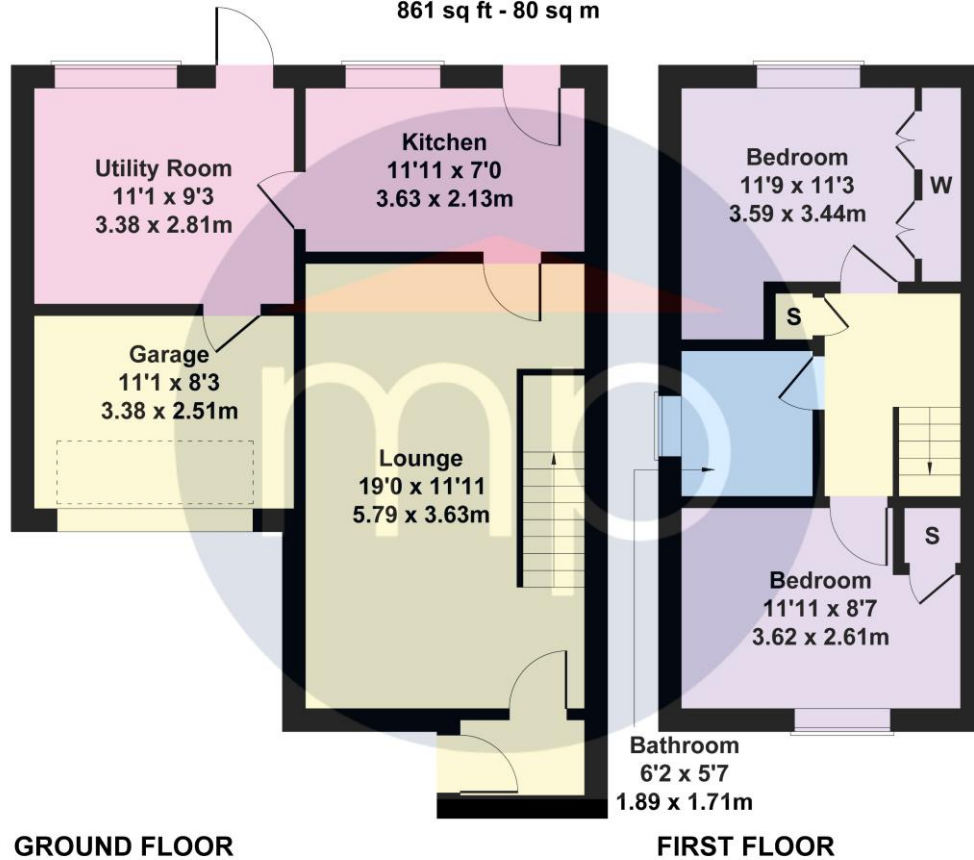
A photograph of the storefront for Michael Poole property consultants at night. The building has a blue neon sign above the entrance that reads "Michael Poole property consultants". The windows are filled with property listings and brochures. The interior is brightly lit, and the exterior is illuminated by the blue neon light.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

Elmwood

Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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