

OAK HILL, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SG



- ▲ No Forward Chain
- ▲ Three Bedroom Mid Terrace House
- ▲ Large UPVC Double Glazed Conservatory
- ▲ Private Rear Garden
- ▲ Modern Fitted Kitchen & Family

- ▲ Bathroom
- ▲ Two Reception Rooms
- ▲ Block Paved Driveway
- ▲ Cul-De-Sac Position
- ▲ Easy Access to Local Amenities
- ▲ Early Viewing Advised

£139,500

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Michael Poole Estate Agents welcome to the market this three bedroom terraced house offering easy access to local amenities. The internal accommodation briefly comprises entrance hall, living room, dining room opening to UPVC double glazed conservatory and a modern fitted kitchen. To the first floor there are three bedrooms and a modern family bathroom. Externally there is a private easy to maintain garden to the rear and a block paved driveway to the front. Offered for sale with no forward chain. Viewing strictly by appointment through our Nunthorpe Branch.

UPVC DOUBLE GLAZED CONSERVATORY - 3.48m x 3.2m (11'5" x 10'6")

Enjoying private views of the rear garden and patio doors to the side elevation.

KITCHEN - 3.2m x 2.82m (10'6" x 9'3")

With a modern range of fitted wall and floor units with complementary work surfaces, double oven, four ring gas burner and extractor over. Space for dishwasher, plumbing for washing machine and space for an American style fridge freezer. Concealed Baxi combination boiler.

GROUND FLOOR

ENTRANCE HALL

With laminate flooring, staircase to the first floor and dual aspect windows.

LIVING ROOM - 5.03m x 3.5m (max) (16'6" x 11'6" (max))

With laminate flooring, under stairs cupboard and folding door to the dining room.

DINING ROOM - 2.82m x 0m (9'3" x 0')

With laminate flooring and opening to

FIRST FLOOR

BEDROOM ONE - 3.5m (11'6") x 4.01m (13'2") into alcove

BEDROOM TWO - 2.95m (9'8") x 4.04m (13'3") into alcove reducing to 2.46m (8'1")

BEDROOM THREE - 3.4m (11'2") into alcove x 1.9m (6'3")

With built-in storage cupboard.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BATHROOM - 1.68m x 2.57m (5'6" x 8'5")

With a modern white suite comprising panelled bath with shower over and screen, low level WC, pedestal wash hand basin, tiled walls and floor and spotlighting.

EXTERNALLY

GARDENS & PARKING

Located within a quiet cul-de-sac and offering easy access to local amenities. Block paved driveway to the front elevation and to the rear there is a delightful and private garden offering easy maintenance with slate chippings and a decked area.

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: - DP/LS/NUN260272/16042026

Council Tax Band: A **Tenure:** Freehold

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

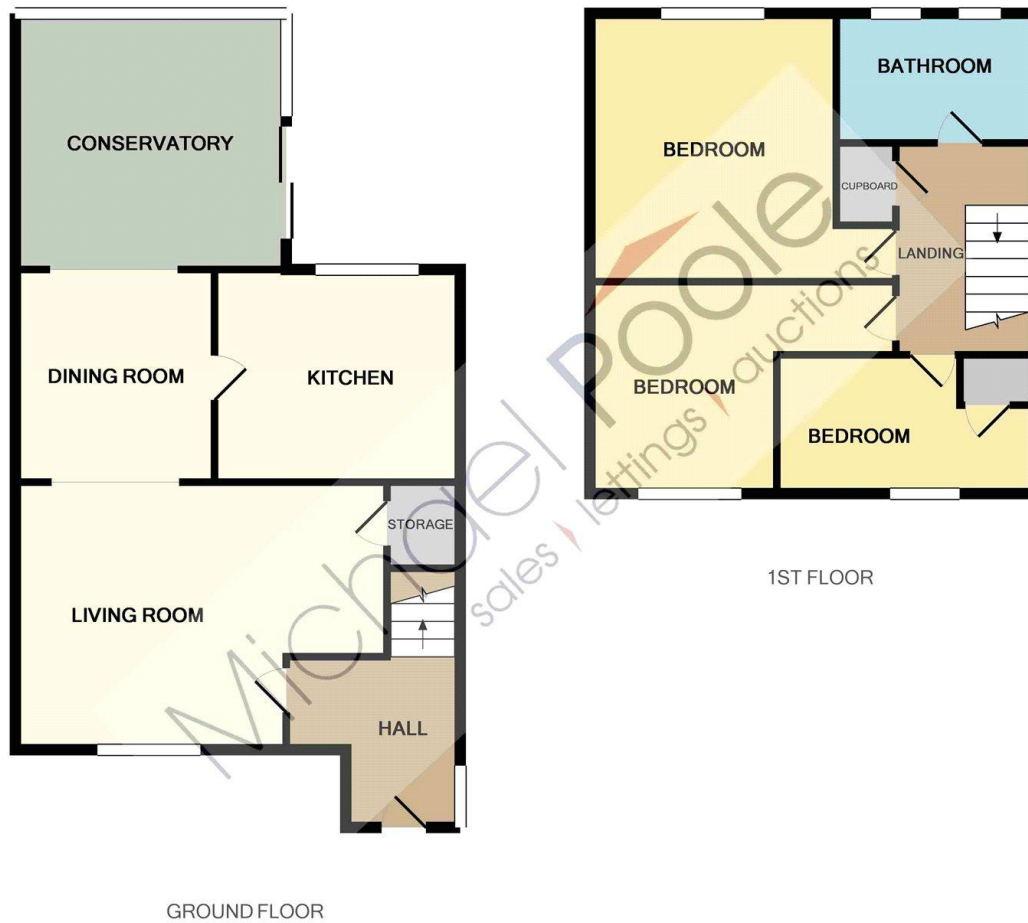


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Measurements are approximate. Not to scale. Illustrative purposes only
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