

# ASH HILL, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SX



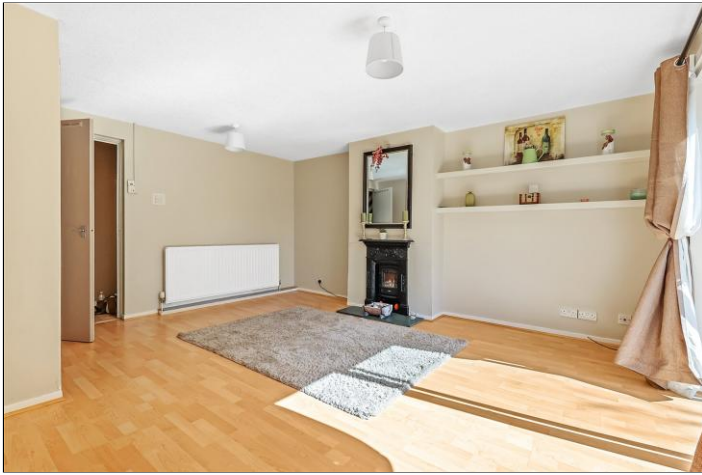
- ▲ Ideal for a First Time Buyer or Investor
- ▲ A Two Bedroom End Terrace House
- ▲ Cul-De-Sac Setting
- ▲ Easy Access to Local Amenities
- ▲ Private Enclosed Rear Garden

- ▲ Driveway
- ▲ Two Double Bedrooms
- ▲ Smart Fitted Kitchen
- ▲ Ground Floor WC

**£130,000**

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

**Michael Poole**  
sales | lettings | auctions



4 Ash Hill is a two bedroom end terrace house located within a popular cul-de-sac in Coulby Newham offering access to local amenities and featuring a driveway to the front elevation and a private enclosed garden to the rear. Internally the accommodation briefly comprises an entrance porch, entrance hall, cloakroom/WC, smart fitted kitchen, and open plan lounge diner with patio door onto the rear private garden. To the first floor there are two double bedrooms and bathroom. Early viewing is advised.

**KITCHEN - 3.35m x 2.3m (11' x 7'7")**

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, and electric hob with extractor over, and plumbing for washing machine.

**LOUNGE DINER - 4.78m x 4.42m (15'8" x 14'6")**

With laminate flooring, large storage cupboard and patio door onto the private garden.

**GROUND FLOOR**

**ENTRANCE PORCH**

**ENTRANCE HALL**

With staircase to the first floor.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**FIRST FLOOR**

**BEDROOM ONE - 5.03m x 2.92m (16'6" x 9'7")**

With fitted wardrobe and built-in wardrobe/storage.

**BEDROOM TWO - 4.4m x 2.6m (14'5" x 8'6")**

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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



## ASH HILL, TS8 0SX

### **BATHROOM - 2m x 2.44m (6'7" x 8')**

White three-piece suite comprising bath with shower over, low level WC, pedestal wash hand basin and tiled floor.

### **EXTERNALLY**

### **PARKING & GARDEN**

Externally there is a driveway to the front elevation and to the rear there is a private enclosed garden laid to lawn with mature borders.

**AGENTS REF:** - DP/LS/NUN260286/15042026

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

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

Tel: **01642 955625**



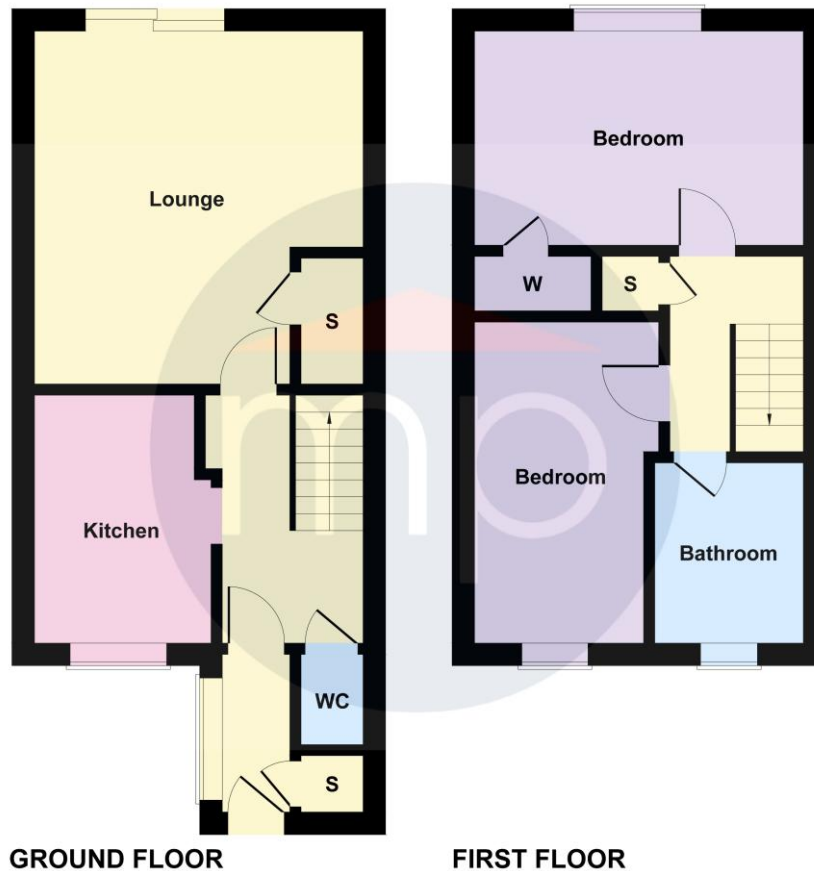
ASH HILL, TS8 0SX



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

### Ash Hill



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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