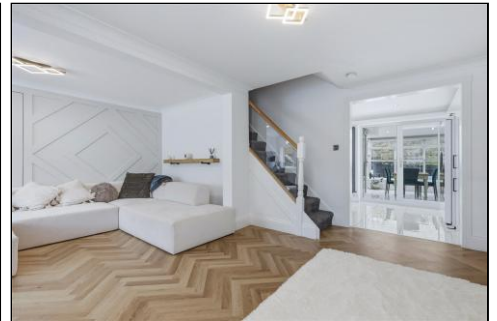


# BLACKTHORN, COULBY NEWHAM, MIDDLESBROUGH, TS8 0XD



- ▲ A Beautifully Presented Three Bedroom Detached House
- ▲ Located Within This Popular Area of Coulby Newham
- ▲ Stunning Open Plan Kitchen Breakfast Room with Access to Garden Room
- ▲ The Garage Has been Converted & Opens into the Spacious Living Room
- ▲ Three Generous Size Bedrooms
- ▲ Modern En-Suite Shower Room & Modern Family Bathroom
- ▲ Fully Boarded & Plastered Attic Room
- ▲ Enclosed Well Maintained Private Rear Garden
- ▲ Ample Off Road Parking on the Printed Concrete Driveway

**Offers Over £235,000**

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A beautifully presented and spacious three bedroom detached home featuring a stunning open plan kitchen breakfast room, garden room, large living room, three generous size bedrooms, master with modern en-suite shower room, separate modern family bathroom and fully boarded and carpeted attic room.

**GROUND FLOOR**

**ENTRANCE PORCH**

With Herringbone flooring.

**LIVING ROOM - 5.65m (max) x 4.95m (18'6" (max) x 16'3")**

With feature media wall, herringbone style flooring, staircase to the first floor and opening to kitchen.

**KITCHEN BREAKFAST ROOM - 4.34m (14'3") (max) x 5.91m (19'5") (max)**

With a stunning range of modern fitted wall and floor units, complementing work surfaces, space for range style cooker with extractor over, integrated washing machine, space for American style fridge freezer, spotlighting, tiled floor and French doors to the garden room.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**GARDEN ROOM - 2.9m x 2.4m (9'6" x 7'10")**

With tiled floor, spotlighting and French doors to the side elevation.

**FIRST FLOOR**

**BEDROOM ONE - 3.5m x 2.9m (11'6" x 9'6")**

**EN-SUITE SHOWER ROOM - 1.59m x 1.12m (5'3" x 3'8")**

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC and chrome heated towel rail.

**BEDROOM TWO - 3.34m (max) x 3.04m (10'11" (max) x 10')**

Please note these two bedrooms are connected but will be easy to revert back.

**BEDROOM THREE - 3.30m x 3.56m (max) (10'10" x 11'8" (max))**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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# BLACKTHORN, TS8 0XD

## **BATHROOM - 2.4m x 1.6m (7'10" x 5'3")**

Modern white suite comprising bath, low level WC, wash hand basin and spotlighting.

## **ATTIC ROOM - 5.57m x 3.55m (18'3" x 11'8")**

Fully carpeted and plastered with two Velux windows and access to a wardrobe area.

## **EXTERNALLY**

### **PARKING & GARDEN**

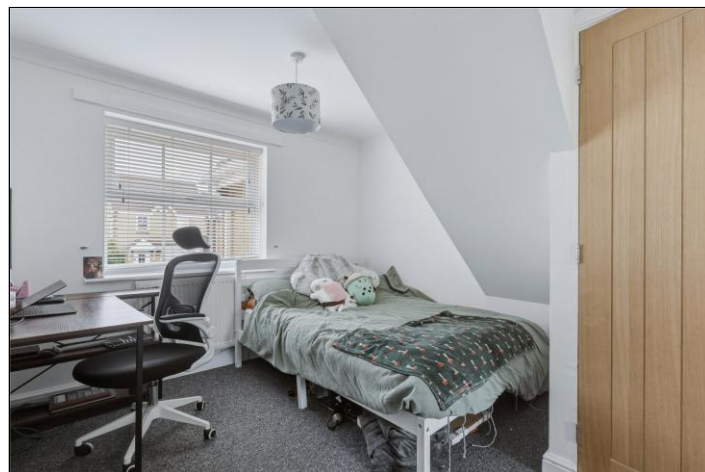
Externally there is an extensive printed concrete driveway offering ample off road parking and there is an enclosed private garden to the rear.

**AGENTS REF:** - DP/LS/NUN260327/29042026

**Council Tax Band:** D      **Tenure:** Freehold

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

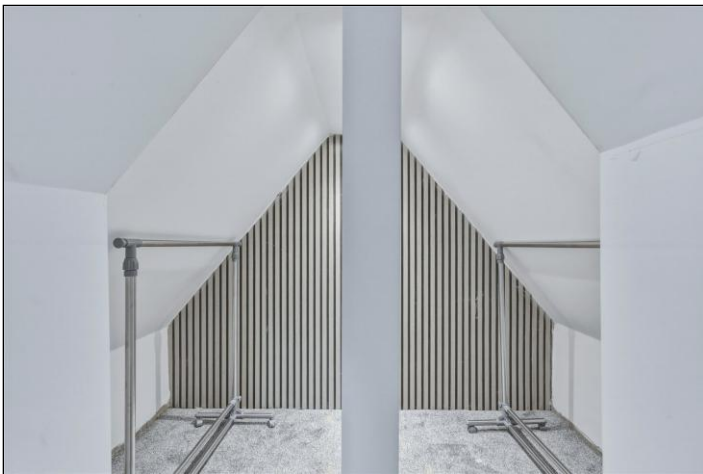
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