

LINGFIELD ASH, COULBY NEWHAM, MIDDLESBROUGH, TS8 0ST

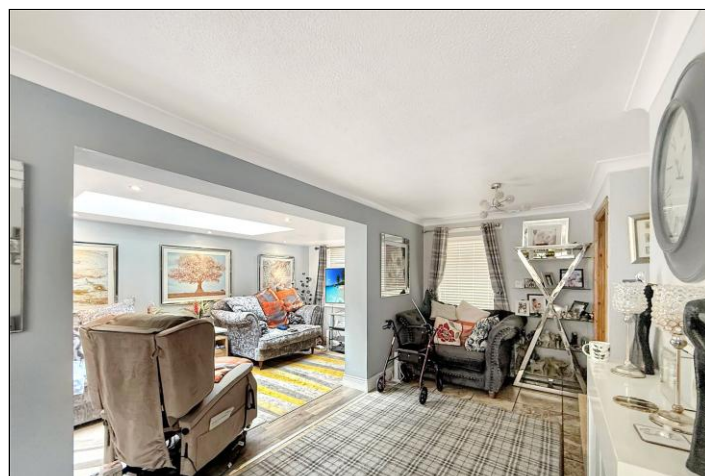


- ▲ A Generous Size Extended Three Bedroom End Terraced Home
- ▲ Located Within a Quiet Cul-De-Sac
- ▲ Significantly Improved & Remodelled by the Current Owners
- ▲ Spacious Living Room Opening to a Family Room with Large Glass Apex Flooding the Room with Natural Light
- ▲ Additional Sunroom
- ▲ 19ft Plus Fitted Kitchen
- ▲ Three Bedrooms
- ▲ Shower Room & Separate WC
- ▲ Block Paved Frontage Offering Off Road Parking
- ▲ Enclosed Easy to Maintain Rear Garden
- ▲ Solar Panels

Offers Over £165,000

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A significantly extended and well-presented three bedroom end terrace house located within a quiet cul-de-sac. Features include a spacious lounge opening to a large family room with large glass apex flooding the room with natural light, additional sunroom, 19ft fitted kitchen, off road parking via double gates and an enclosed easy to maintain rear garden.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With storage cupboard.

KITCHEN - 5.94m x 2.46m (19'6" x 8'1")

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over, integrated fridge and freezer, and integrated dishwasher and washing machine.

LOUNGE - 5.94m x 2.74m (19'6" x 9')

With feature fire surround and opening to ...

FAMILY ROOM - 6.12m x 2.77m (20'1" x 9'1")

With large glass apex flooding the room with natural light and French doors open to the rear garden.

SUNROOM - 3.84m x 2.62m (12'7" x 8'7")

With glass apex and French doors to the side.

FIRST FLOOR

BEDROOM ONE - 4.14m x 2.6m (13'7" x 8'6")

BEDROOM TWO - 2.97m x 2.84m (9'9" x 9'4")

BEDROOM THREE - 2.87m x 1.98m (9'5" x 6'6")

SHOWER ROOM - 1.7m x 1.68m (5'7" x 5'6")

Modern suite comprising shower cubicle and vanity wash hand basin.

SEPARATE WC - 1.7m x 0.79m (5'7" x 2'7")

With low level WC.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARDEN

Externally the property occupies a lovely plot within a quiet cul-de-sac and features a block paved frontage with double gates offering off road parking and to the rear there is a generous size and easy to maintain garden mainly block paved.

BUYERS IDENTIFICATION CHECK(S)

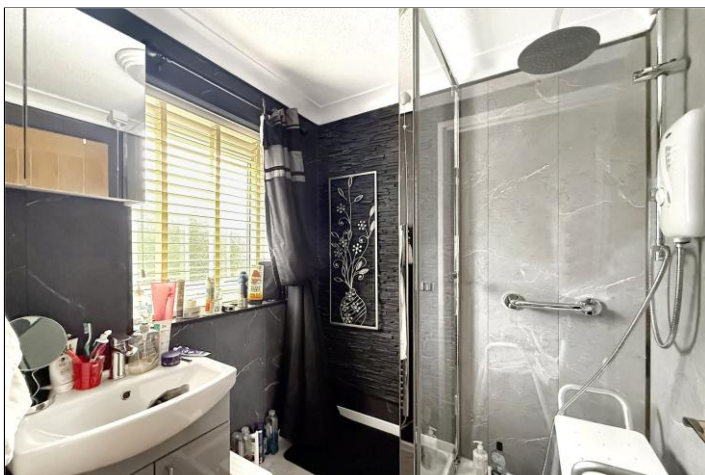
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/NUN260407/20062026

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

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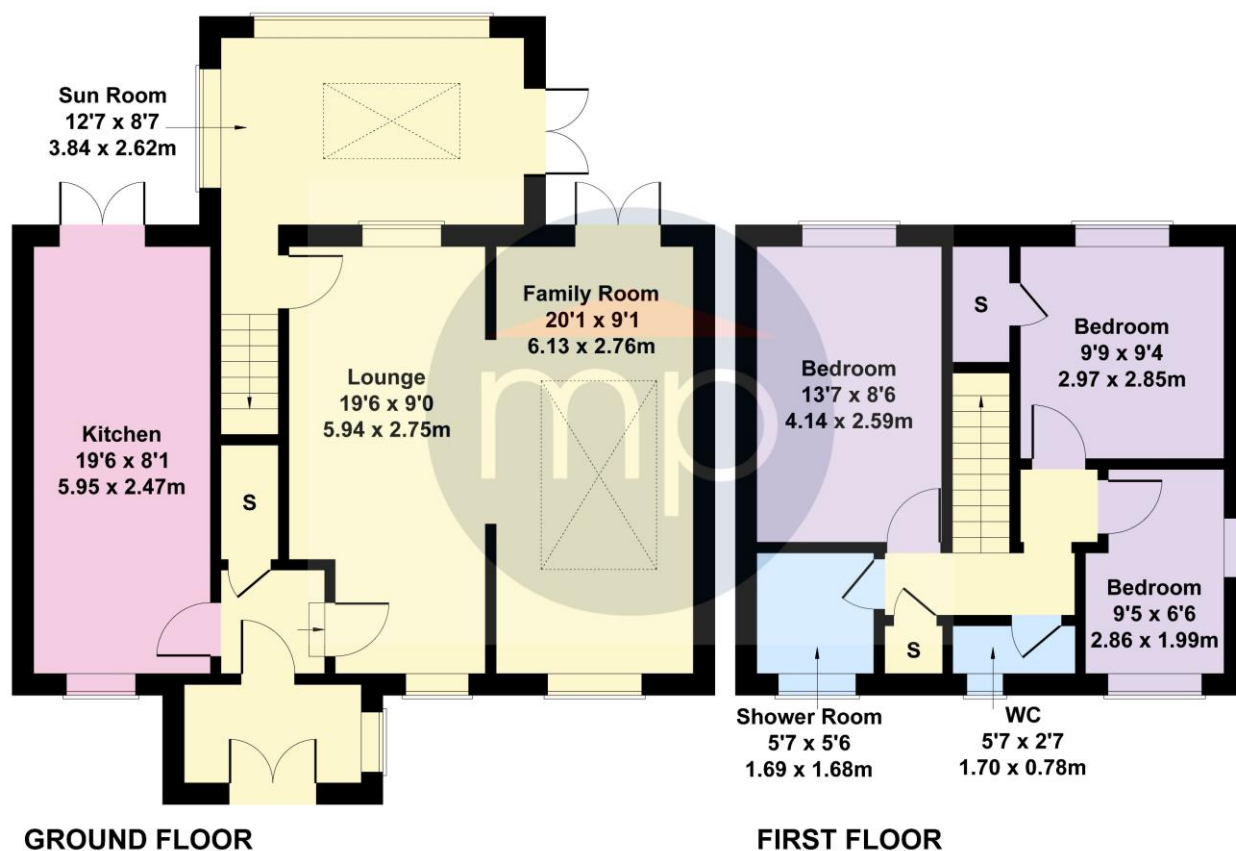


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Longfield Ash

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2026
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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