



**Grange Wood, Coulby Newham Middlesbrough TS8 0RT**



**welcome to**

## **Grange Wood, Coulby Newham Middlesbrough**

This beautifully presented two-bedroom detached bungalow in the sought-after area of Coulby Newham is ideal for those looking to downsize. Outside, the property benefits from ample parking for two to three cars, a garage, and a low-maintenance rear garden.

### **Agents Notes**

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### **Entrance Hall**

Entrance to the side via composite double glazed door, coloured glass paneled, UPVC double glazed end panel, radiator.

### **Reception Room/Diner**

12' 9" x 2' 7" ( 3.89m x 0.79m )

UPVC double glazed bow window to front, radiator x2, electric fire feature wooden surrounds and marble plinth, coved cornicing.

### **Kitchen**

9' 3" x 8' 5" ( 2.82m x 2.57m )

UPVC double glazed windows to front, range of wooden wall and base units, contrast laminate work surfaces, tiled splashbacks, four ring integrated gas hob, integrated electric oven and grill, plumbing for washing machine, gas boiler, combi.

### **Bedroom 1**

10' 3" x 8' 9" ( 3.12m x 2.67m )

UPVC double glazed window to front, radiator, built in storage either side of the bed, coved cornicing.

### **Bedroom 2**

11' 6" x 7' 10" ( 3.51m x 2.39m )

UPVC double glazed french doors to rear leading to conservatory, radiator, coved cornicing.

### **Conservatory**

Plastic roof, UPVC double glazed windows all the way round, UPVC double glazed french doors leading to side.

### **Bedroom 3**

UPVC double glazed window to rear, radiator, storage cupboard either side of the bed, double built in wardrobes, coved cornicing.

### **Bathroom**

Low level low flush W/C, vanity mounted hand wash basin with mixer taps, corner mixer bath paneled bi-fold shower screen, mira electric shower, floor to ceiling wall tiles, UPVC double glazed window to front, heated towel rail.

### **Externally**

#### **Front Garden**

Block paved driveway, parking for up to two to three cars, up and over garage to the bottom.

#### **Rear Garden**

Print concrete rear garden Low maintenance, gated access to front driveway.





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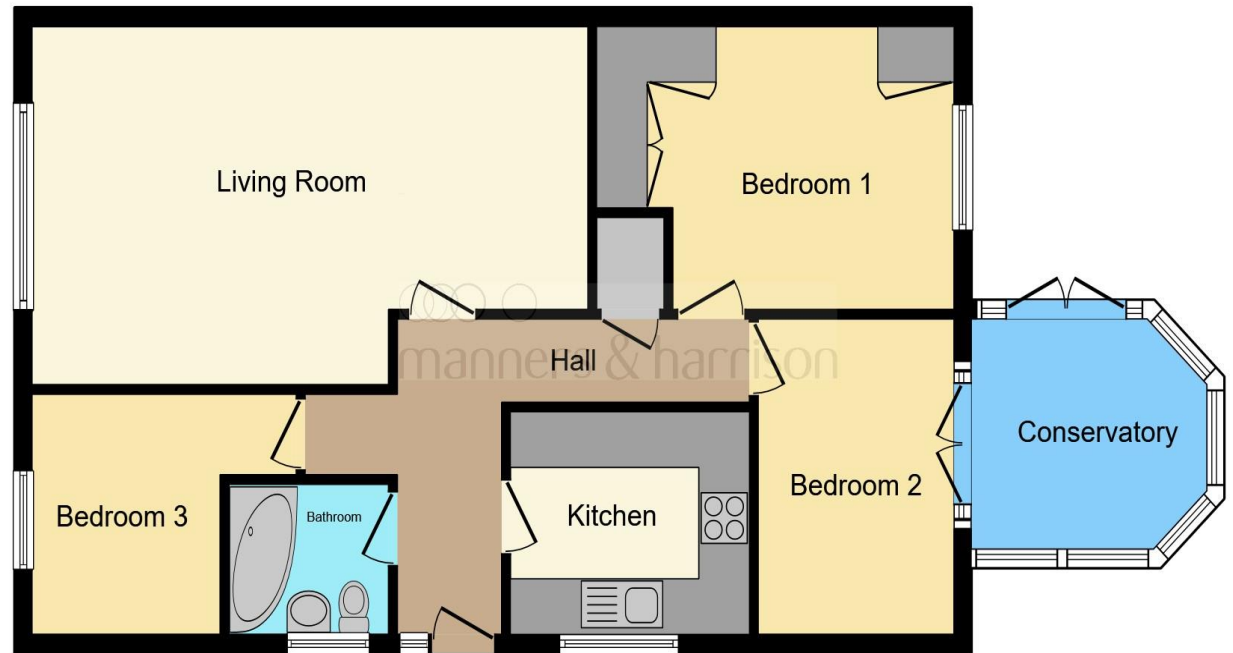
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## Grange Wood, Coulby Newham Middlesbrough

- NO ONWARD CHAIN
- SPACIOUS ENTRANCE HALL
- WELL APPOINTED KITCHEN
- CONSERVATORY
- DRIVEWAY LEADING TO THE GARAGE

Tenure: Freehold EPC Rating: D

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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