



**Willowbank, Coulby Newham Middlesbrough TS8 0SP**

**welcome to**

## **Willowbank, Coulby Newham Middlesbrough**

This stunning 4-bedroom detached house, located in the desirable area of Coulby Newham, occupies a fantastic corner plot offering both privacy and ample space. The rear garden is an entertainer's dream, offering a generous space ideal for hosting family gatherings.

### **Entrance Hall**

Entered via UPVC double glazed door, radiator.

### **Lounge**

21' 7" x 10' 10" ( 6.58m x 3.30m )

UPVC double glazed window to front, UPVC double glazed sliding door to rear garden, gas fire with decorative marble style fire surround, radiator, TV point, telephone point.

### **Downstairs W/C**

Base and wall units, W/C, wash hand basin with mixer tap, under storage, heated towel rail, radiator.

### **Kitchen**

24' 8" x 9' 8" ( 7.52m x 2.95m )

Range of base and wall units, complementary work surfaces, duel electric oven, sink with draining board and mixer tap, UPVC double glazed window to rear, plumbing for washing machine, four ring induction hob, radiator, UPVC double glazed window to front.

### **Landing**

Void loft access.

### **Family Bathroom**

W/C, double walk- in shower with rainfall shower head, UPVC double glazed window to rear, sink with mixer tap and under storage, heated towel rail.

### **Bedroom 1**

12' x 11' ( 3.66m x 3.35m )

UPVC double glazed window to front, radiator, storage cupboard.

### **Bedroom 2**

12' 1" x 9' 8" ( 3.68m x 2.95m )

UPVC double glazed window to front, radiator, built in wardrobes.

### **Bedroom 3**

9' 9" x 7' 10" ( 2.97m x 2.39m )

UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 4**

9' x 6' 10" ( 2.74m x 2.08m )

UPVC double glazed window to rear, radiator.

### **Externally**

#### **Front Garden**

Well manicured front and side lawn, driveway leading to garage.

#### **Rear Garden**

Summer house, artificial lawn, raised decking seating area, multiple pergolas, enclosed by timber fencing.





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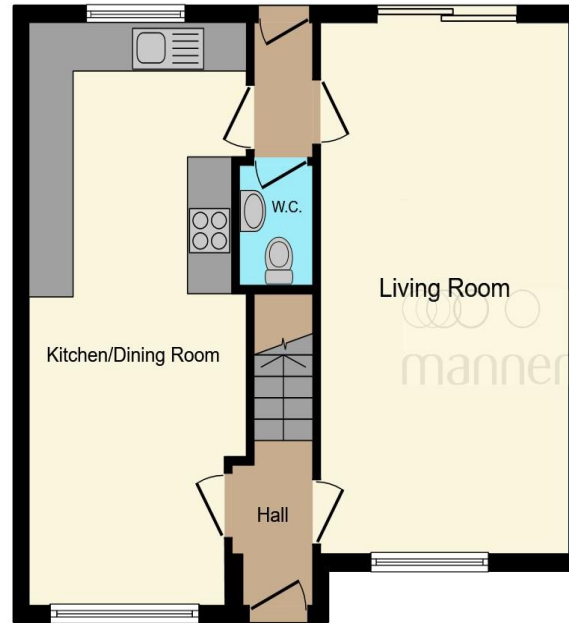
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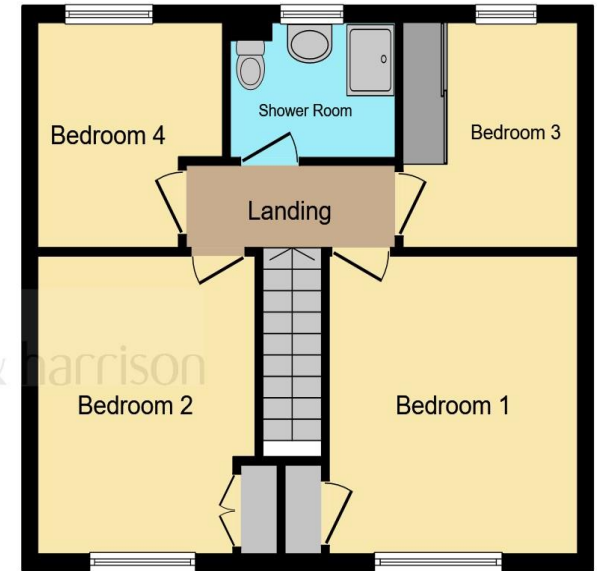
- NO CHAIN
- CORNER PLOT
- OPEN PLAN LIVING
- DOWNSTAIRS W/C
- GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£250,000**



**Ground Floor**



**First Floor**

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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**01642 311133**



[Marton@mannersandharrison.co.uk](mailto:Marton@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**