



Woodlea, Coulby Newham Middlesbrough TS8 0TX

welcome to

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Spacious 3-Bed Detached Family Home with Double-Storey Extension. Located in a sought-after area, this beautifully extended detached home offers generous living space throughout. A double driveway provides ample off-road parking. A perfect family home close to local amenities and schools.

Entrance Hall

Entered via composite door into hallway, stairs to first floor, radiator.

Dining Room

10' 2" x 12' 9" (3.10m x 3.89m)

UPVC double glazed window to front, radiator.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

UPVC double glazed window and UPVC double glazed door to rear, tiled flooring, storage cupboard, radiator, integrated electric oven, four ring gas hob, chimney style extractor, recess for appliances, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, tiled splashback, dishwasher.

Utility

6' 2" x 4' 5" (1.88m x 1.35m)

UPVC double glazed window to rear, recess and plumbing for washing machine.

Downstairs W/C

Low level flush W/C, wall mounted wash hand basin, UPVC double glazed opaque window to rear.

Sitting Room

10' 4" x 8' 4" (3.15m x 2.54m)

UPVC double glazed bow window to front, radiator.

Living Room

13' 1" x 12' 9" (3.99m x 3.89m)

UPVC double glazed window to front, UPVC double glazed french doors to rear garden, radiator, feature fire place.

Landing

UPVC double glazed window to rear, access to roof void, radiator.

Bedroom 1

11' 1" x 13' 3" (3.38m x 4.04m)

UPVC double glazed windows to front and rear, electric heater, access to roof void.

Ensuite

UPVC double glazed opaque window to rear, radiator, double walk-in shower, part tiled walls, vanity style wash hand basin, ceiling spotlights, extractor.

Bedroom 2

10' 5" x 9' 9" (3.17m x 2.97m)

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

Bedroom 3

8' 8" x 9' 6" (2.64m x 2.90m)

UPVC double glazed window to front, radiator.

Bathroom

paneled bath, pedestal wash hand basin, low level flush W/C, UPVC double glazed opaque window to rear, radiator, part tiled walls.

Externally Front Garden

Mainly laid to lawn, double driveway.

Rear Garden

Mainly laid to lawn, flower borders and shrubbery, patio area with pergola.





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- DOUBLE-STOREY EXTENSION
- MULTIPLE RECEPTION ROOMS
- DOWNSTAIRS W/C
- ENSUITE TO THE MASTER BEDROOM
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£230,000



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

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