



SMITH AND FRIENDS are delighted to offer to the market this four bedroom sought after detached property which has HUGE potential throughout and occupies a fantastic corner plot. The versatile living accommodation provides the perfect family residence, not forgetting the ever so popular Coulbly Newham location. The living accommodation briefly comprises; spacious entrance hallway with stairs to the first floor, downstairs cloakroom/WC, two good size reception rooms, fitted kitchen leading to the useful utility room which has access to the integral garage and a huge uPVC conservatory. To the first floor are four bedrooms, the master bedroom has the benefit of a lovely refitted en suite comprising of; walk-in shower, vanity sink unit and WC. The master bathroom comprises of a white three piece suite. Externally to the front of the property is a mature garden and a drive for 2 cars leading to the garage and an electrical point. To the rear of the property is a fantastic garden with a high degree of privacy. The garden is split to two levels the first level paved and the second level mainly laid to lawn surround by mature shrubs and trees making it the perfect entertaining garden. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE. Council Tax Band E.

**Woodvale, Coulbly Newham, Middlesbrough, TS8 0SJ**  
**4 Bed - House - Detached**  
**O.I.R.O £330,000**  
**EPC Rating: D**  
**Council Tax Band: E**  
**Tenure: Freehold**



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**FRIENDS**  
 ESTATE AGENTS

