



SMITH AND FRIENDS are delighted to offer to the market for sale this well presented and deceptively spacious FIVE bedroom semi detached home, situated in the ever so popular Coulby Newham area located within close proximity to well regarded schools and local amenities. The home is a rare opportunity to purchase and would appeal to a variety of buyers especially growing families. The well proportioned living accommodation briefly comprises; a larger than average entrance hallway which can be accessed via the side aspect of the property, downstairs cloakroom/WC, modern fitted kitchen, two generous size living rooms (the rear with French doors to the garden) and a front porch. To the lengthy first floor landing are FIVE fantastic bedrooms and a bathroom/WC fitted with a white three piece suite comprising of a wash hand basin, WC and panelled bath with electric shower over. Externally the property is positioned on a pleasant plot at the head of a cul-de-sac, with gardens to the front and a parking space to the side of the property for one vehicle. To the rear of the property is good sized garden which is mainly laid to lawn with shrubs, side aspect and benefitting from a very private aspect. Viewings come highly recommended to fully appreciate the internal size and layout.

**Hazelbank, Middlesbrough, TS8 0TH**

**5 Bedroom - House - Semi-Detached**

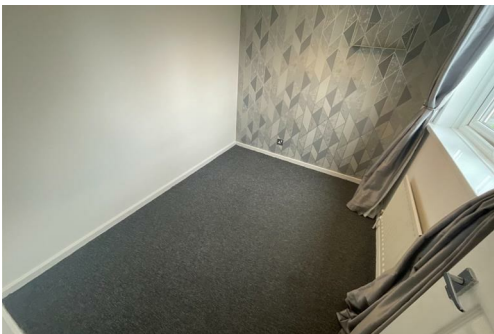
**£205,000**

**EPC Rating: C**

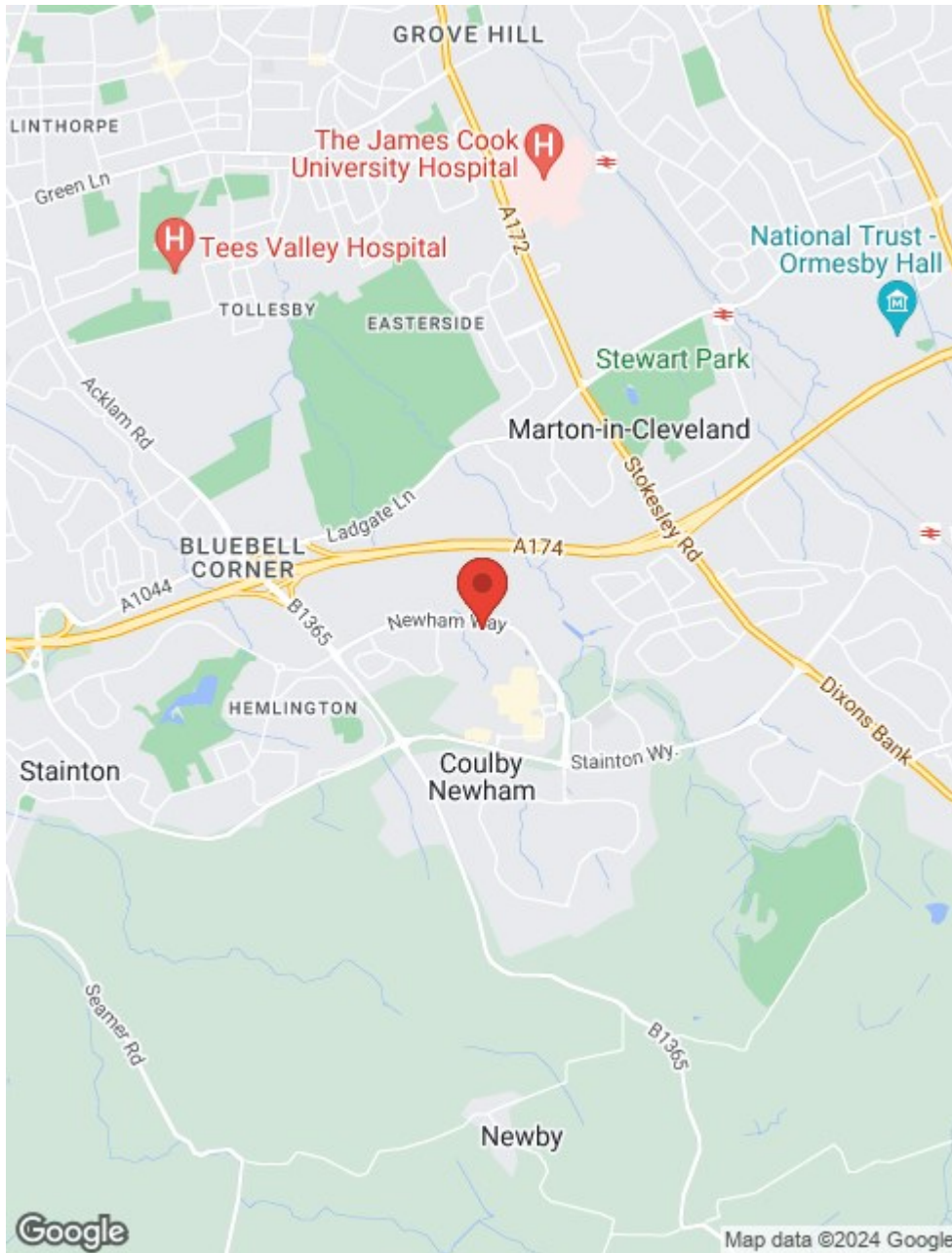
**Tenure: Freehold**

**Council Tax Band: B**

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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# Hazelbank

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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