



SMITH & FRIENDS are delighted to offer to the market this upgraded and fully modernised two bedroom starter home situated in the ever so popular Coulby Newham. The deceptively spacious living accommodation briefly comprises; entrance porch, fantastic open plan lounge/ stunning kitchen with re fitted units and the benefit of a breakfast bar seating area and various integrated appliances including a wine cooler. To the first floor landing are two double bedrooms and a modern bathroom/WC fitted with a three piece suite. Externally to the rear of the property is a low maintenance garden which has paved and decked areas. To the front is a generous well maintained garden with shared parking to the rear. Early viewing comes highly recommended to avoid disappointment.

Fox Howe, Coulby Newham, Middlesbrough, TS8 0RU

2 Bed - House - End Terrace

£150,000

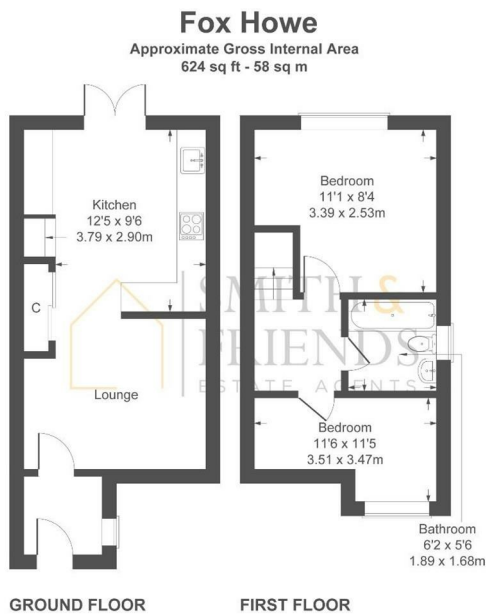
EPC Rating: C

Council Tax Band: B

Tenure: Freehold



Fox Howe, Middlesbrough, TS8 0RU



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

