



SMITH & FRIENDS are delighted to offer for sale this rare to the market and immaculately presented three bedroom detached property situated in Coulby Newham. Coulby Newham is a popular residential area and within close proximity to local schools, shops and amenities. The spacious living accommodation briefly comprises; entrance hallway, downstairs study, cloakroom/WC, access to the first floor, a generous size lounge/dining room and an attractive fully equipped fitted kitchen. To the first floor landing are three bedrooms and a modern bathroom suite fitted with a four piece suite comprising of; walk in shower, sink unit, WC and panelled bath. Externally to the rear of the property is a fantastic well kept garden which is mainly laid to lawn with a patio area. To the front the property occupies an excellent plot with parking for 2 cars leading to a detached single garage. Viewings come highly recommended to fully appreciate.

**Paddock Wood, Middlesbrough, TS8 0SA**

**3 Bedroom - House - Detached**

**£229,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1060.72 ft<sup>2</sup>  
98.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	

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

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