



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious four bedroom detached property situated on a sought after plot in Coulby Newham which would appeal to a variety of buyers especially growing families. The well presented living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs WC, fitted kitchen, generous size open plan lounge leading to the dining room and a uPVC conservatory. To the first floor landing are four well proportioned bedrooms and a modern bathroom fitted with a three piece suite. Externally to the rear of the property is a good size garden which is perfect for entertaining and is mainly laid to lawn with patio seating areas. To the front of the property is a driveway providing parking for a number of cars leading to the detached single garage. Viewings come highly recommended to fully appreciate.

Blackthorn, Middlesbrough, TS8 0XD

4 Bed - House - Detached

£240,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

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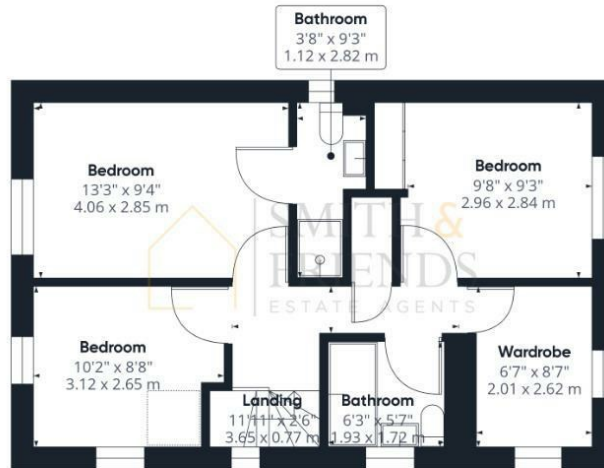


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1113.07 ft²
103.41 m²

(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.

GIRAFFE 360

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 and conveyancing 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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