



SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious three bedroom terraced home situated in this pleasant cul-de-sac in Coulby Newham within close proximity to local amenities and offered with the benefit of NO CHAIN INVOLVED. The property would appeal to a variety of buyers including first time buyers, anyone looking to downsize or investors. The living accommodation briefly comprises; spacious entrance hall with stairs to the first floor, downstairs cloakroom, good size lounge to the rear aspect and a fitted kitchen/diner to the front of the property. To the first floor landing are three bedrooms and a bathroom suite fitted with a two piece suite and a separate WC. Externally to the front of the property is street parking and to the rear is a low maintenance garden which is paved. Viewings come recommended to appreciate.

**Sunnyside, Coulby Newham, Middlesbrough, TS8 0RD**

**3 Bed - House - Terraced**

**£127,500**

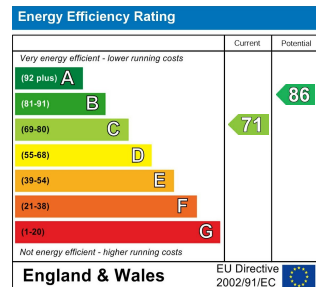
**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Sunnyside, Middlesbrough, TS8 0RD



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.

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