



SMITH & FRIENDS are delighted to offer to the market this beautifully presented one bedroom flat situated in Coulby Newham. The property would appeal to a variety of buyers and has the benefit of NO CHAIN INVOLVED. The spacious accommodation comprises of; entrance porch with stairs to the flat, hallway, larger storage cupboard, modern bathroom, stunning kitchen, one double bedroom and living room. Externally the property has fenced boundaries with a generous garden seating area. Viewings come highly recommended to fully appreciate. Please note part of the garden boundaries is owned by the council.

Oakhill, Coulby Newham, Middlesbrough, TS8 0SG

1 Bed - Flat

Offers Over £80,000

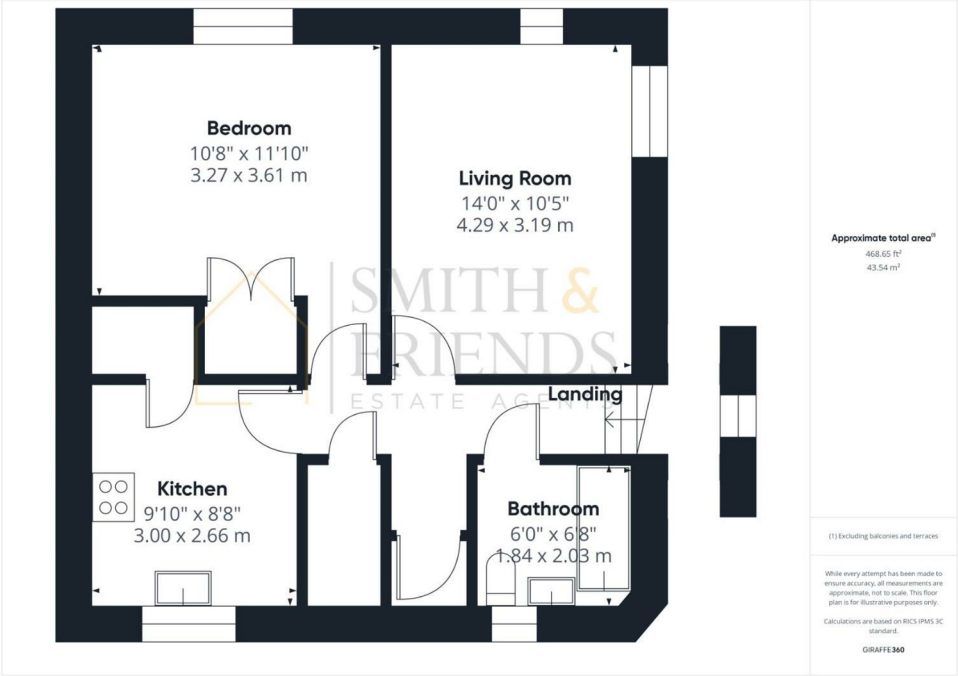
EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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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. 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		
(81-91)	B		
(69-80)	C	71	76
(55-58)	D		
(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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