



SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached property situated on a generous plot in a pleasant cul-de-sac in Coulby Newham. The well proportioned living accommodation briefly comprises; entrance hall with stairs to the first floor, living room, a fantastic open plan kitchen/dining room, larger than average UPVC conservatory, converted garage providing extra reception room perfect for a study/play room, utility space and downstairs WC. To the first floor landing are four bedrooms, the master bedroom has the benefit of an en-suite shower room and a separate modern family bathroom. To the front of the property is a large driveway with parking for 2-3 cars. To the rear of the property is an extensive garden with a lovely aspect, mainly laid to lawn with patio seating areas. The home is perfect for a growing family and viewings come highly recommended to fully appreciate.

Woodlea, Middlesbrough, TS8 0TX

4 Bedroom - House - Detached

Reduced To £280,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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www.smith-and-friends.co.uk

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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. 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.

