



This impressive four-bedroom detached home in Coulby Newham is set on a generous plot, offering spacious and well-proportioned living areas. The property boasts a welcoming entrance hall, leading to a bright lounge, a separate dining room, and a modern kitchen with ample storage. Upstairs, four well-sized bedrooms provide comfortable accommodation. A stylish family bathroom completes the upper floor.

Externally, the home features a sizeable driveway with ample parking, a garage for additional storage, and a well-maintained rear garden—perfect for outdoor relaxation. Located in a sought-after residential area, the property is close to excellent local amenities, schools, and transport links, making it ideal for families or professionals seeking a blend of space and convenience. With its generous room sizes and prime location, this detached home offers a fantastic opportunity for those looking to settle in a well-established community.

**Saxonfield, Middlesbrough, TS8 0SL**

**4 Bedroom - House**

**O.I.R.O £240,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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FRIENDS**  
ESTATE AGENTS



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**Entrance Hall**

**Lounge**

**19'4" x 11'10" (5.91m x 3.62)**

**Dining Room**

**12'9" x 8'10" (3.91m x 2.71m)**

**Breakfast Kitchen**

**10'2" x 10'7" (3.11m x 3.23m )**

**Cloakroom WC**

**First floor**

**Bedroom**

**12'5" x 9'3" (3.79m x 2.83m )**

**Bedroom**

**12'1" x 9'7" (3.70m x 2.93m )**

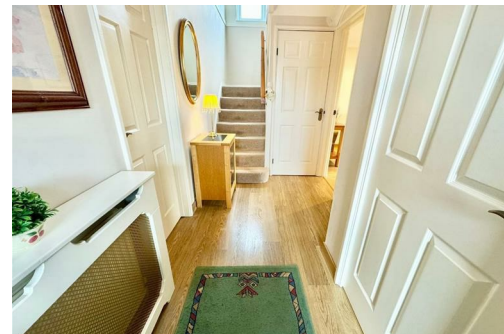
**Bedroom**

**12'2" x 9'7" (3.73m x 2.93)**

**Bedroom**

**9'7" x 12'2" (2.93m x 3.72m )**

**Bathroom**





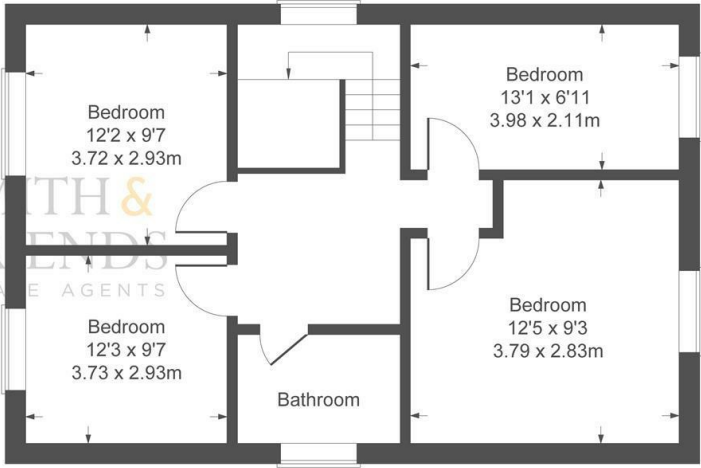


Saxonfield

Approximate Gross Internal Area  
1249 sq ft - 116 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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

