CLARKE | MUNRO

ESTATE AGENTS

7 The Birches, Coulby Newham, Middlesbrough, TS8

Price: £235,000

Key Features:

- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- AMPLE DRIVEWAY AND PARKING LEADING TO GARAGE WITH ELECTRIC DOOR
- MODERN FITTED KITCHEN WITH SOME INTEGRAL APPLIANCES
- MANICURED GARDENS TO THE FRONT, SIDE AND REAR
- POPULAR RESIDENTIAL LOCATION

Property Description:

Clarke Munro are absolutely delighted to introduce to the market this well presented three-bedroom detached bungalow situated on a popular close in TS8. Benefitting from a wonderful, neautral interior, the property comprises a large family living room, high ceilings, feature fireplace and newly fitted carpets, a contemporary well-appointed kitchen with ample dining area, three bedrooms, a modern shower room. The plot is much larger than average and in excellent condition with wrap around gardens to the front side and rear with private patio area to the side of the kitchen The property further benefits from off-street parking for multiple cars, a detached garage and a chain free sale.
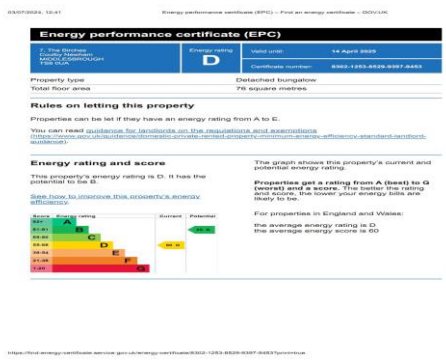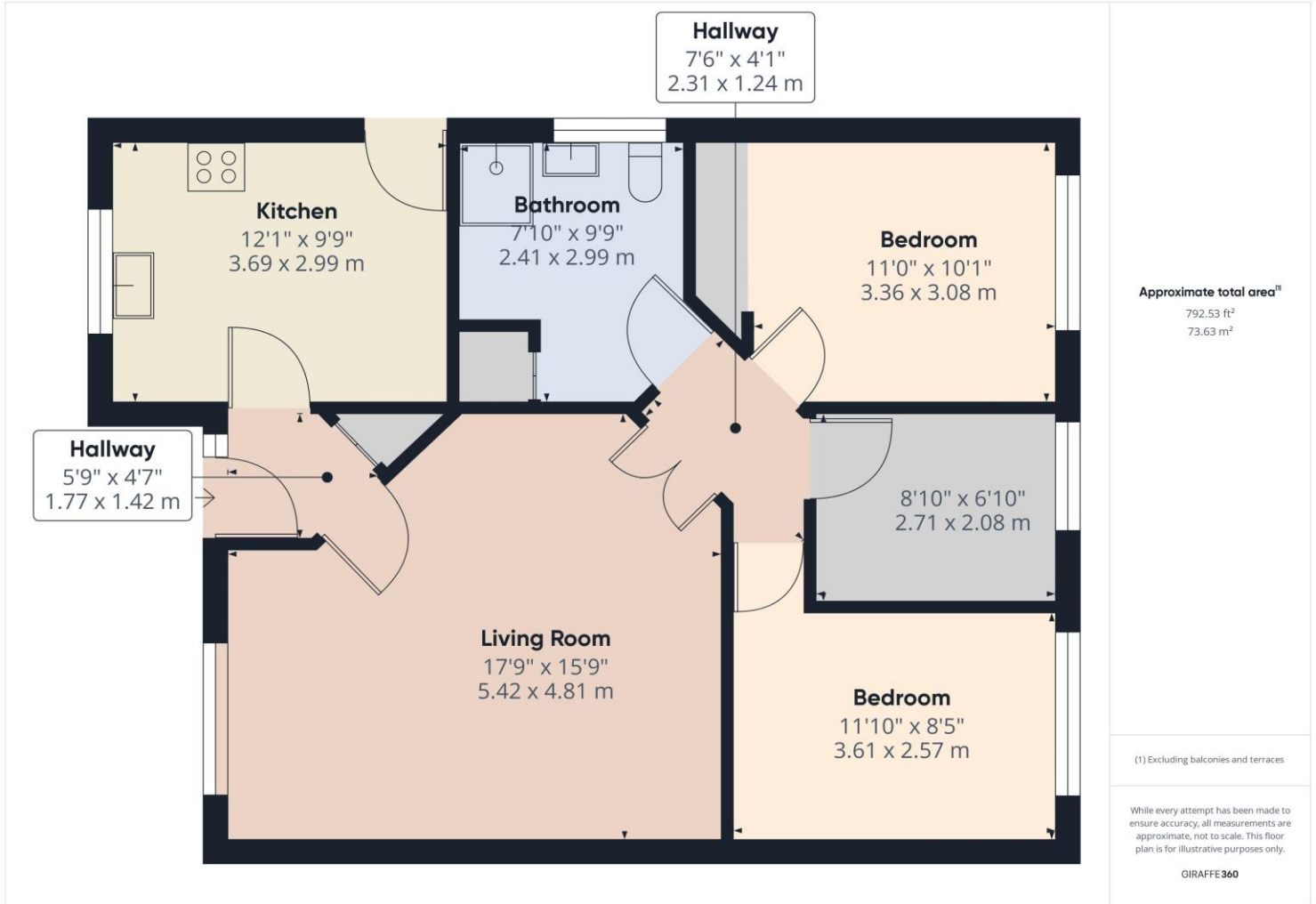
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TO VIEW: Tel: **01642 245796**

75-77Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Hallway
7'6" x 4'1"
2.31 x 1.24 m

Kitchen
12'1" x 9'9"
3.69 x 2.99 m

Bathroom
7'10" x 9'9"
2.41 x 2.99 m

Bedroom
11'0" x 10'1"
3.36 x 3.08 m

Hallway
5'9" x 4'7"
1.77 x 1.42 m

8'10" x 6'10"
2.71 x 2.08 m

Living Room
17'9" x 15'9"
5.42 x 4.81 m

Bedroom
11'10" x 8'5"
3.61 x 2.57 m

Approximate total area[1]
792.53 ft²
73.63 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.

GIRAFFE360

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

➢ Free, no obligation sales valuations
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➢ State of the Art Virtual walk-throughs and floor plans on every property
➢ Beautifully shot photography
➢ Accompanied viewings
➢ Late night appointments
➢ Dedicated Sale progressor
➢ Switched on marketing and a brand that Teessiders love & trust.