

CLARKE | MUNRO

ESTATE AGENTS

14 The Pastures, Coulby Newham, Middlesbrough,



Price: £245,000



01642 245 796
visit clarkemunro.com for details

14 The Pastures, Coulby Newham, Middlesbrough, TS8



Key Features:

- SOUGHT AFTER LOCATION IN COULBY NEWHAM
- WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- GOOD SIZED LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, KITCHEN, UTILITY & GROUND FLOOR CLOAKS/WC
- MASTER BEDROOM EN-SUITE & GOOD SIZED FAMILY BATHROOM
- UPGRADED EXTERNALLY INCLUDING RESIN DRIVEWAY AND PATIO AREA
- OFF ROAD PARKING & DRIVEWAY
- FREEHOLD



Property Description:

Clarke Munro are excited to bring to the market this spacious & modern four bedroom detached house located within a popular area of Coulby Newham occupying a lovely plot with open plan front garden, resin driveway to a single garage and to the rear there is a generous size garden. The accommodation briefly comprises entrance hall, living room with double doors leading onto a separate dining room, doors then leading onto a good sized UPVC double glazed conservatory enjoying views of the private garden, fitted kitchen, utility room and a that ever useful cloakroom/WC. To the first floor you have four bedrooms, the master with en-suite and a family bathroom. Externally to the front is an open plan garden with resin driveway providing off road parking leading onto the garage whilst to the rear you have a garden laid mainly to lawn with another resin patio area.



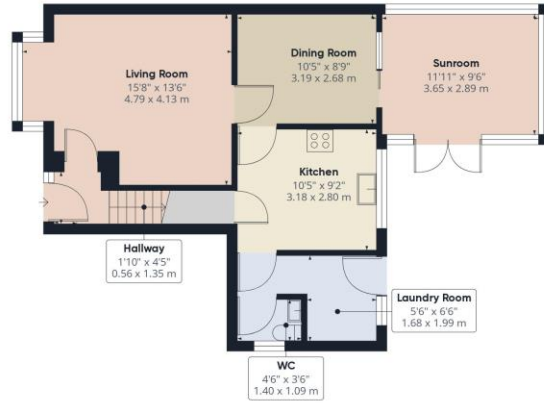
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Ground Floor



Floor 1

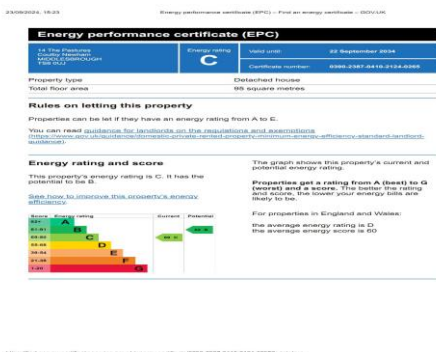
Approximate total area⁽¹⁾
1116.86 ft²
103.76 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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.

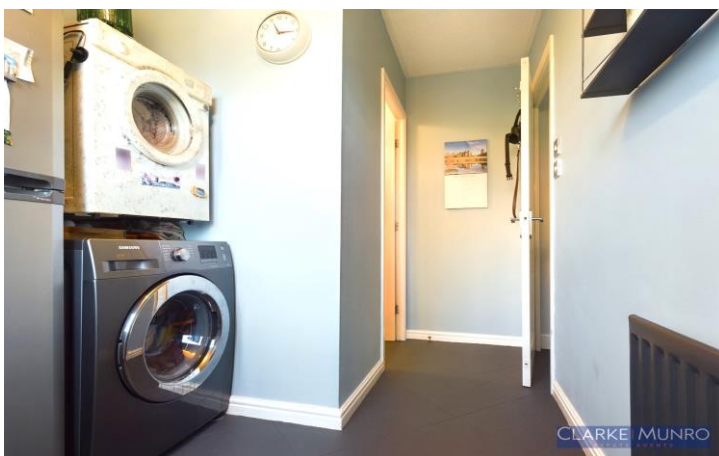
Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- 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.



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