



01947 601301



## 167 COACH ROAD, SLEIGHTS

3 BED SEMI-DETACHED HOUSE



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)



## PROPERTY FEATURES

- Beautifully Presented Three Bedroom Home
- Modern Kitchen and Dining Area With Traditional Charm
- Spacious Conservatory/Sunroom overlooking The Garden
- Bright and Practical Layout for Modern Family Living
- Ideal for First Time Buyers, Families and Professionals
- Close to Excellent Local Schools, Shops and Amenities
- Gas Central Heating and Double-Glazing throughout

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

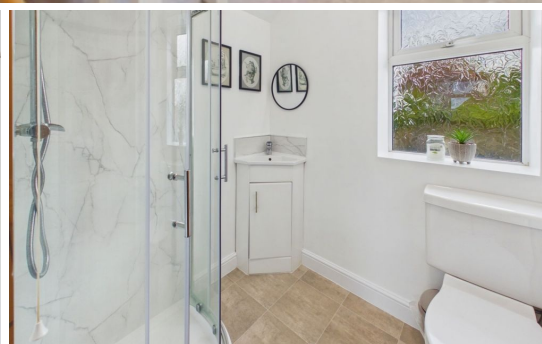
Parking: **ON ROAD PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



167 COACH ROAD, SLEIGHTS- 3 bed Semi-Detached House -£239,950



This beautifully presented three bedroom home offers the perfect blend of comfort, style, and practicality, making it an ideal purchase for families and first time buyers alike. Freshly decorated throughout, the property is ready to move straight into and enjoy from day one.

At the heart of the home is a modern kitchen and dining area, combining contemporary style with a traditional feel, ideal for both everyday family living and entertaining guests. This inviting space flows seamlessly into a charming conservatory/sunroom, creating the perfect place to relax and unwind.

To the front, the property enjoys elevated views across the stunning Esk Valley and surrounding moorland, while to the rear, the low maintenance garden provides an excellent space for outdoor dining, entertaining, or simply enjoying the peaceful setting.

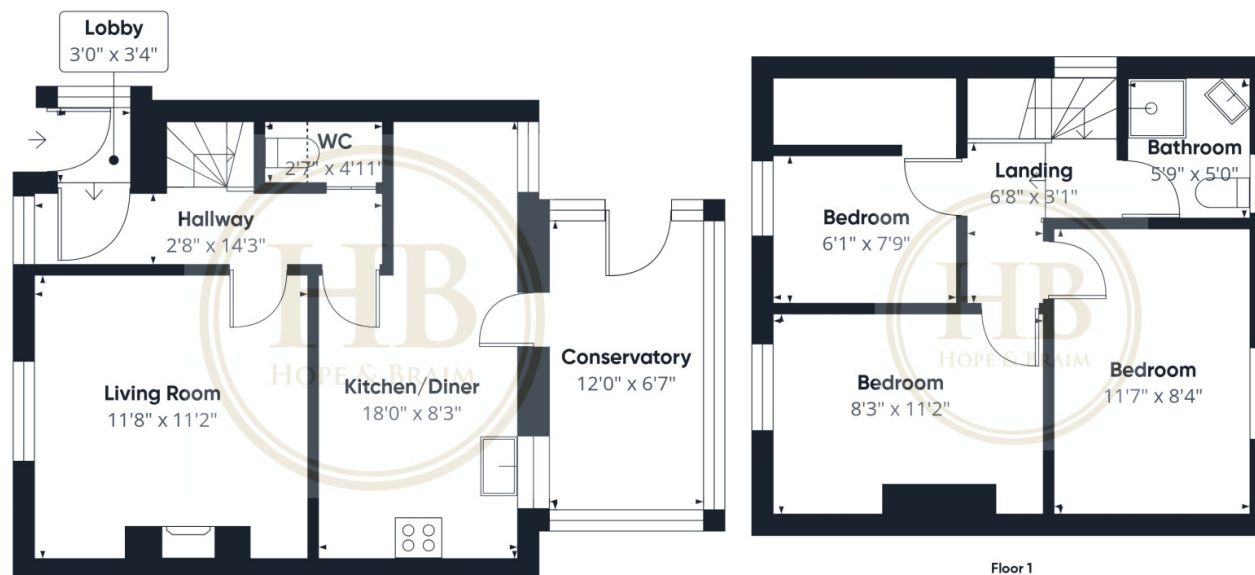
Upstairs, there are three well proportioned bedrooms along with a bright and stylish modern shower room, offering a practical and comfortable layout suited to modern living.

The property benefits from having gas central heating and double glazing throughout.

Situated within a highly sought after village, the property is ideally located for excellent local schools, shops, and community amenities, making it a superb choice for growing families, professionals, and first-time buyers seeking a home they can move straight into.



167 COACH ROAD, SLEIGHTS- 3 bed Semi-Detached House -£239,950



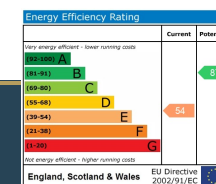
Approximate total area<sup>(1)</sup>  
750 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

