

89 Tollesby Bridge, Coulby Newham

Offers Over **£100,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



89 Tollesby Bridge

- THREE-BEDROOM HOME – A spacious and versatile property offering well-proportioned accommodation arranged over two floors.
- NO FORWARD CHAIN – Offered to the market with no onward chain, making it an attractive option for buyers looking for a straightforward purchase.
- SOUGHT-AFTER COULBY NEWHAM LOCATION – Situated within a popular residential area, conveniently placed for local amenities, schools and transport links.
- GENEROUS GROUND-FLOOR BEDROOM – A particularly spacious bedroom offering excellent flexibility, ideal for those seeking ground-floor sleeping accommodation or an additional reception room.
- TWO FIRST-FLOOR BEDROOMS – Two further well-proportioned bedrooms providing comfortable accommodation for family members or guests.
- SMART FITTED KITCHEN – An attractive fitted kitchen offering a practical space for everyday cooking and meal preparation.
- COMFORTABLE LIVING ROOM – A welcoming lounge providing an ideal setting for relaxing and spending time with family and friends.
- FRONT AND REAR GARDENS – Benefiting from outdoor space to both the front and rear, ideal for enjoying the warmer months.
- EXCELLENT ACCESS TO LOCAL AMENITIES – Conveniently located for nearby shops, schools and the popular Parkway Shopping Centre.
- GREAT TRANSPORT CONNECTIONS – Well positioned for access to the A174, A19 and A66, providing convenient routes to Middlesbrough, Stockton and the wider Teesside area.

89 Tollesby Bridge

Coulby Newham, Middlesbrough

Situated in the popular residential area of Coulby Newham, this well-proportioned three-bedroom home offers versatile accommodation arranged over two floors, making it an excellent choice for first-time buyers, families or those looking for the convenience of a ground-floor bedroom. Offered to the market with NO FORWARD CHAIN, this is a fantastic opportunity not to be missed.

The property benefits from a practical and flexible layout, with a spacious living room providing a comfortable space to relax and unwind, complemented by a smart fitted kitchen offering a range of units and useful storage.

A particular feature of this home is the generously sized ground-floor bedroom, providing excellent flexibility for a variety of buyers, whether used as a main bedroom, guest room or additional reception room.

To the first floor are two further well-proportioned bedrooms, completing the three-bedroom accommodation.

Externally, the property enjoys gardens to both the front and rear, offering outdoor space for relaxing, entertaining or family enjoyment.

Conveniently positioned within Coulby Newham, the property is ideally located for access to a range of local amenities, including shops, schools and the popular Parkway Shopping Centre. Excellent transport connections are also within easy reach, with convenient access to the A174, A19 and A66, making it an ideal location for commuters.

With its flexible accommodation, convenient location and the added advantage of no forward chain, early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

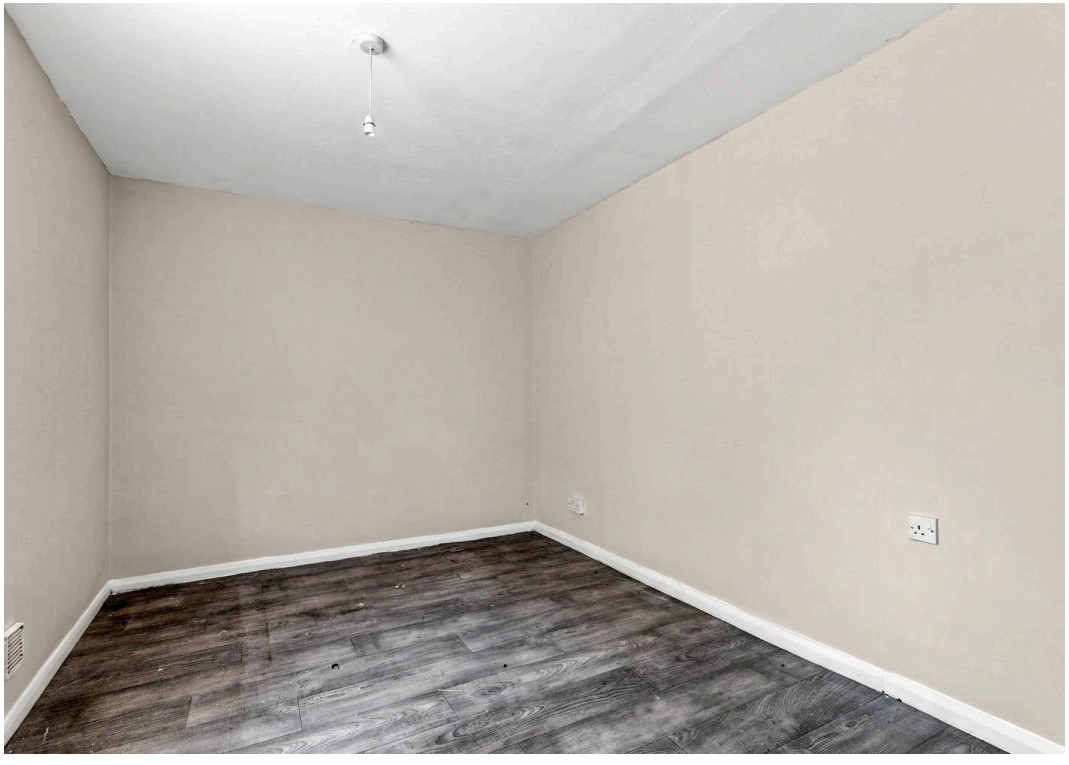
EPC Environmental Impact Rating:











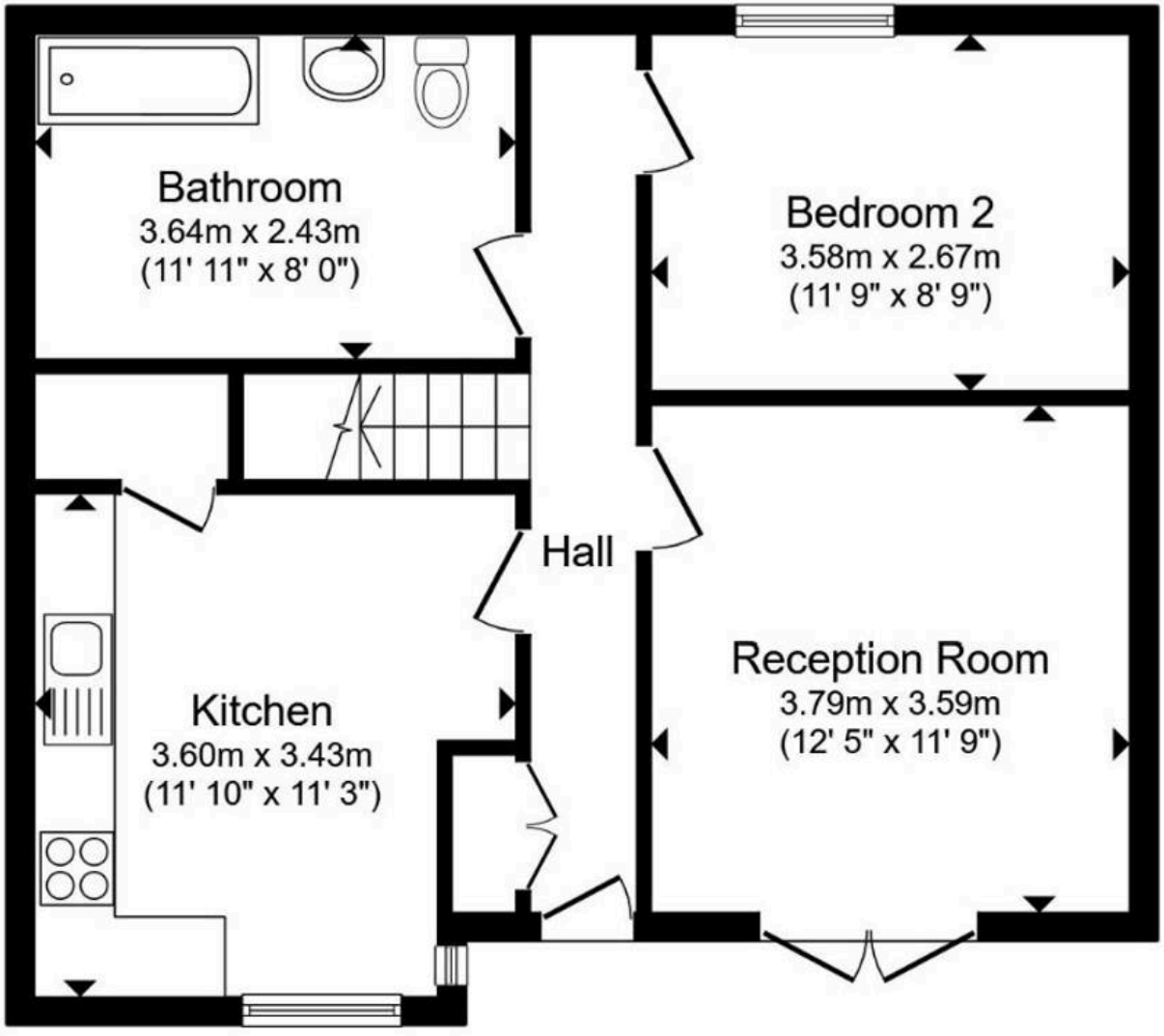
Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
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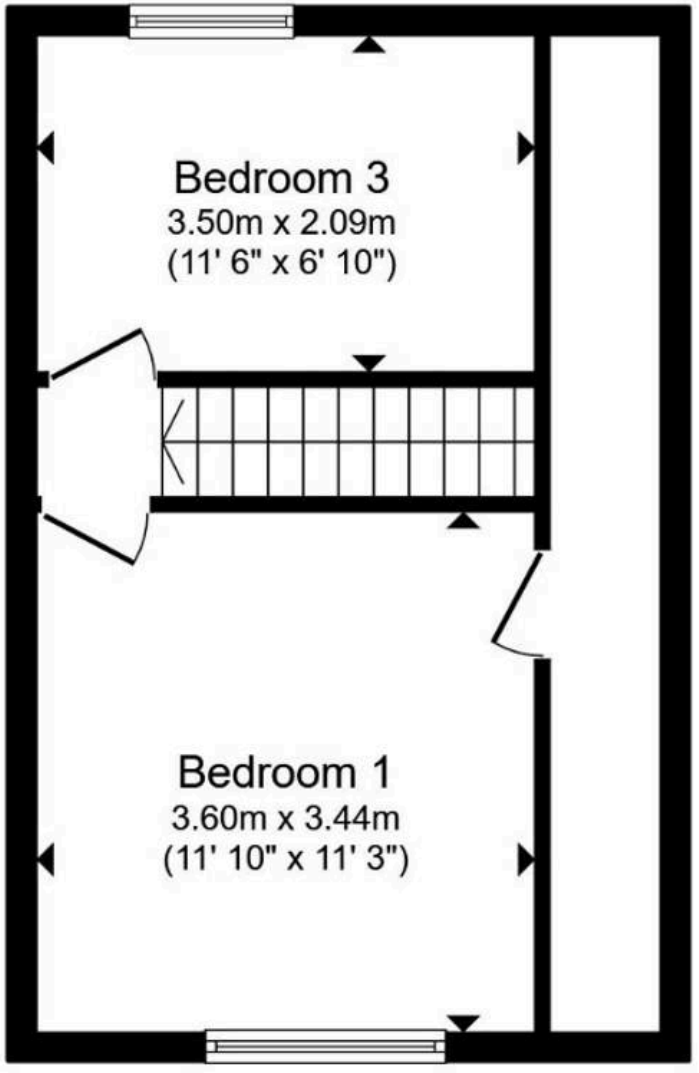






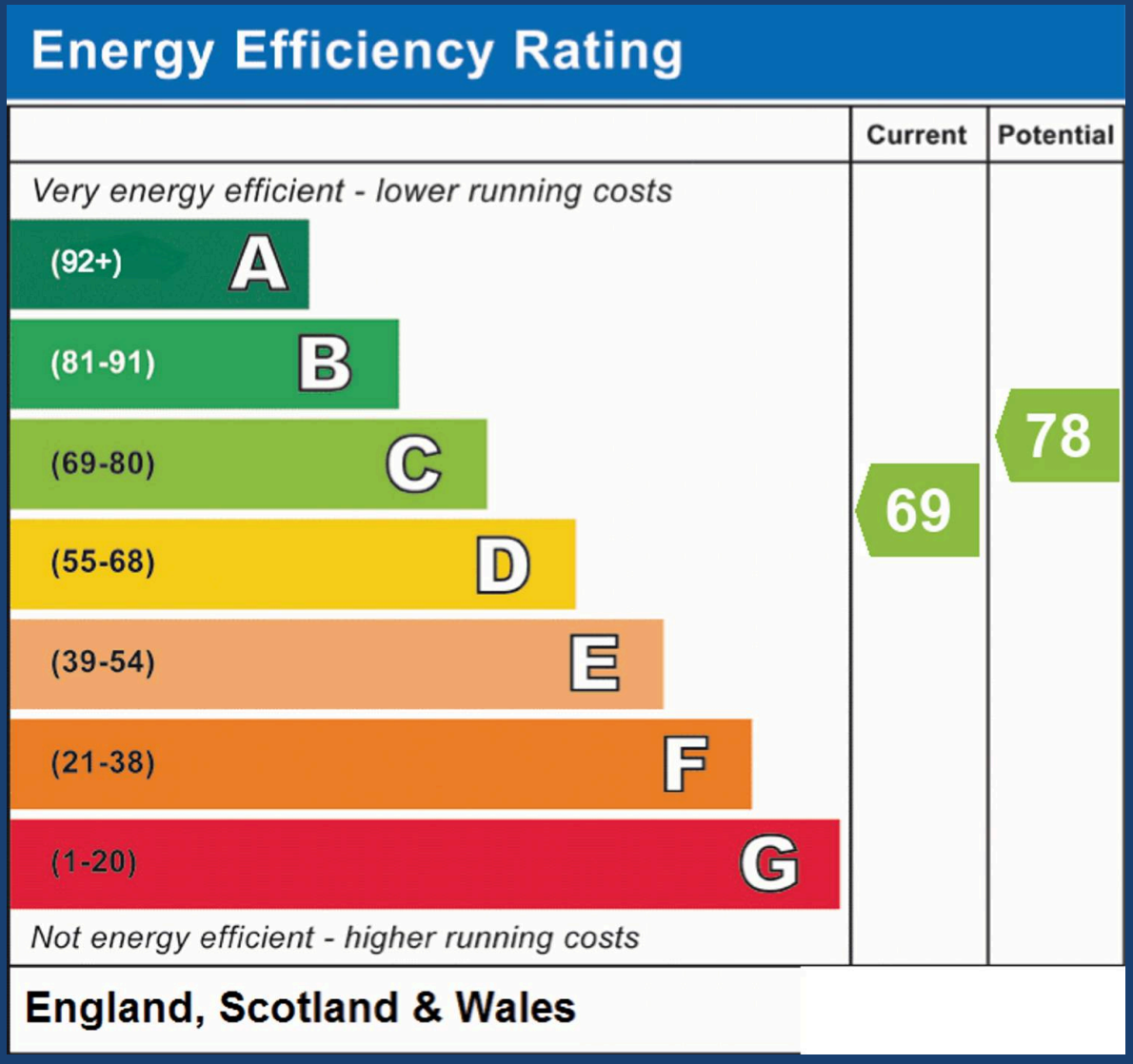


Ground Floor



First Floor

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