



An attractive two bedroom semi detached property situated within a popular Coulby Newham cul-de-sac. The property is within easy reach to local amenities and schools and an internal inspection comes highly recommended. The modern living accommodation briefly comprises; open plan living room/dining space with access to the first floor, a fitted kitchen with access to the rear, two double first floor bedrooms and the modern family bathroom. Externally, the property is set on an impressive plot to the rear which is to two sides and mainly laid to lawn with a decked area perfect for entertaining. There property also has a high degree of privacy to the back as is not over-looked. The the front is a small garden and there is parking available to the side of the property.

Willowbank, Middlesbrough, TS8 0SW

2 Bed - House - Semi-Detached

£150,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



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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. Smith & Friends Estate Agents 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		84
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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