



**Elmwood, Coulby Newham Middlesbrough TS8 0SR**

**welcome to**

## **Elmwood, Coulby Newham Middlesbrough**

Situated in a popular residential location, this well-presented two bedroom semi-detached property offers spacious accommodation, off-street parking and a private rear garden - ideal for first-time buyers or small families.

### **Entrance Porch**

A welcoming entrance space leading into the main accommodation.

### **Entrance Hall**

With a useful built-in storage cupboard and access to ground floor rooms.

### **Kitchen**

10' x 5' 8" ( 3.05m x 1.73m )

Fitted with a stylish range of wall and base units with complementary work surfaces, incorporating an electric oven, four-ring hob with extractor over, integrated fridge and freezer, plus plumbing for a washing machine.

### **Lounge**

15' 7" x 11' 8" ( 4.75m x 3.56m )

A bright and spacious reception room with double glazed patio doors opening into the conservatory.

### **Conservatory**

8' 9" x 8' 7" ( 2.67m x 2.62m )

Featuring laminate flooring and French doors opening onto the rear garden, creating an ideal additional seating or dining area.

### **Landing Bedroom 1**

11' 8" x 9' 2" ( 3.56m x 2.79m )

A generous double bedroom complete with fitted furniture.

### **Bedroom 2**

11' 9" x 8' 4" ( 3.58m x 2.54m )

A well-proportioned second bedroom.

### **Bathroom**

Fitted with a modern white suite comprising panelled bath, separate shower cubicle, low level WC and wash hand basin, complemented by tiled walls and flooring and a chrome heated towel rail.

### **Externally**

Situated within a quiet cul-de-sac, the property benefits from a driveway providing off-street parking for two vehicles leading to a detached single garage. Gated side access leads to an enclosed lawned garden, while the landscaped rear garden has been designed for low maintenance with patio and gravelled seating areas.





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## **Elmwood, Coulby Newham Middlesbrough**

- IDEAL FOR FIRST TIME BUYERS
- CONSERVATORY
- WELL PROPORTIONED BEDROOMS
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# **£150,000**

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Property Ref:  
MAR111841 - 0003

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