





Barberry, Coulby Newham Middlesbrough TS8 0XG

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welcome to

Barberry, Coulby Newham Middlesbrough

Ideal investment opportunity! Two-bedroom semi-detached property sold with a long-standing tenant in situ. Situated in a quiet cul-de-sac close to local amenities, transport links and schools. Benefits include driveway parking and an enclosed rear garden. Early viewings recommended!

Entrance Porch
Radiator, UPVC double glazed window to side, enter through composite door.

Lounge
15' 5" x 12' 8" (4.70m x 3.86m)
UPVC double glazed window to front, two radiators, stairs to first floor.

Kitchen
12' 6" x 8' 10" (3.81m x 2.69m)
UPVC double glazed window to rear, range of base and wall units, gab hob, oven, extractor fan, sink with draining board, radiator, composite door rear, recess for appliances, splash back, boiler.

Bedroom 1
12' 6" x 8' 8" (3.81m x 2.64m)
UPVC double glazed window to rear, radiator.

Bedroom 2
10' 4" x 7' 8" (3.15m x 2.34m)
UPVC double glazed window to front, radiator.

Bathroom
Toilet, radiator, bath, splash back, extractor fan.

Externally
Front Garden
Lawn, driveway.

Rear Garden
Enclosed by timber fencing, lawn, gravel area.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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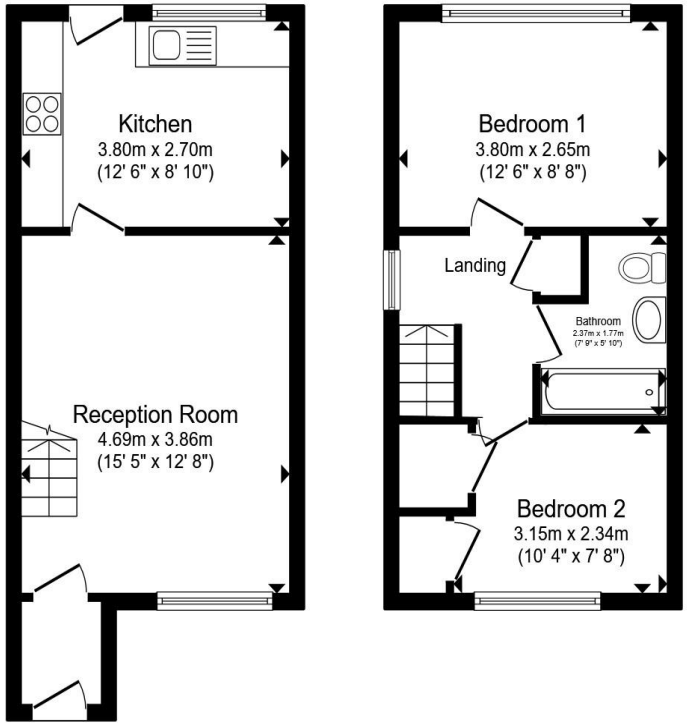
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Barberry, Coulby Newham Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOMS
- IDEAL INVESTMENT OPPORTUNITY
- DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£120,000



Total floor area 59.5 m² (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112714 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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