



**Blackthorn, Coulby Newham, Middlesbrough,
TS8 0XD**
4 Bed - House - Detached
£250,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



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Situated in the sought-after residential area of Blackthorn, Coulby Newham, this splendid four-bedroom detached home comes with viewings highly recommended to fully appreciate. The property is conveniently located near local amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed downstairs WC. The spacious living room features a charming log fire, creating a warm and inviting atmosphere. Adjacent to this, the rear dining room provides an excellent space for entertaining, while the kitchen and sun room offer lovely views of the garden.

The first floor boasts four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms, providing ample facilities for all.

Externally, the property presents a pleasant aspect with parking available for up to three cars, leading to a detached single garage. The rear garden is a true highlight, featuring a combination of paved areas and lawn, complemented by mature shrubs and borders that enhance the outdoor space, perfect for family gatherings or quiet evenings.

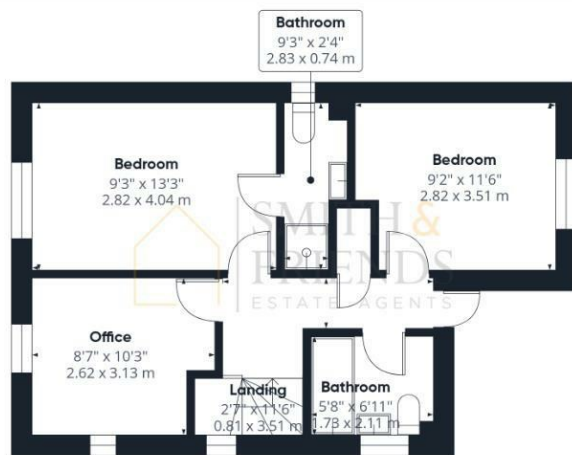








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1025 ft²
95.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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