

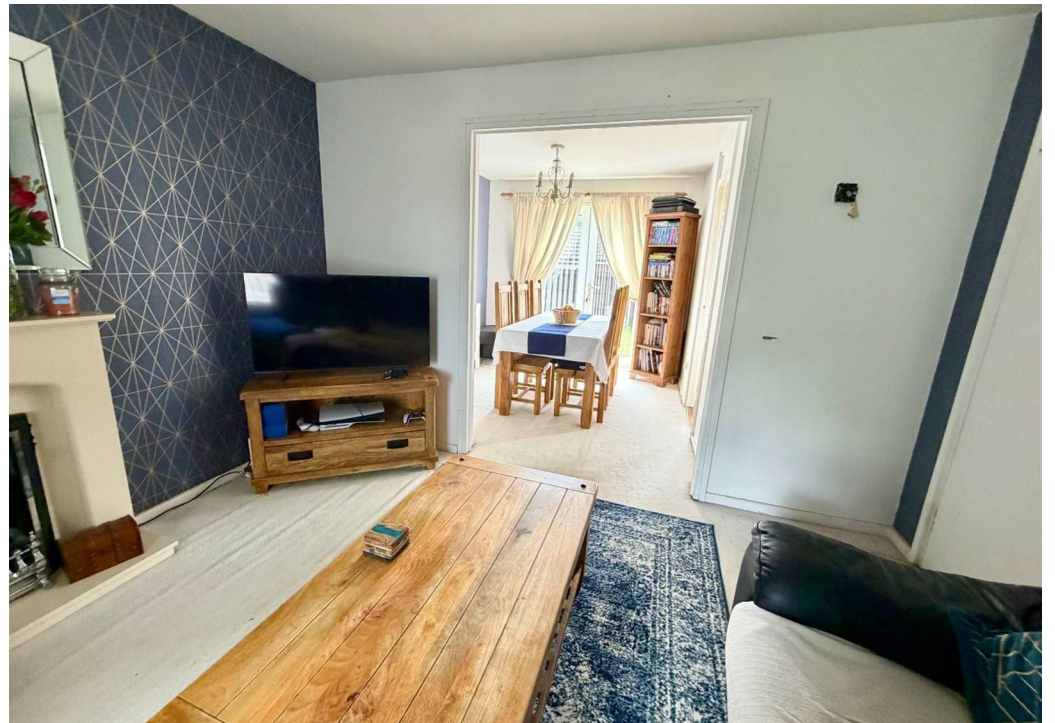


Oak Hill, Coulby Newham, Middlesbrough, TS8  
0SF  
3 Bed - House - Semi-Detached  
£155,000

Council Tax Band: B  
EPC Rating:  
Tenure: Freehold



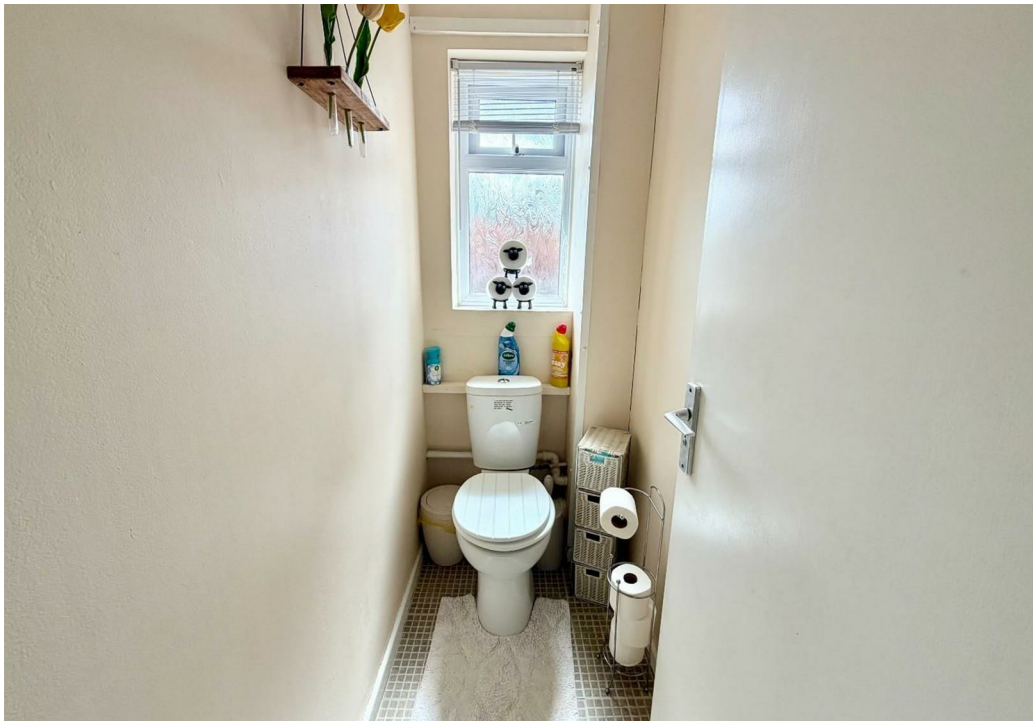
**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Oak Hill, Coulby Newham, TS8 0SF

Smith & friends are delighted to offer for sale this three bedroom property situated in the ever so popular Coulby Newham area and within a pleasant cul-de-sac. The living accommodation briefly comprises; entrance hallway, living room leading to the dining room and a modern fitted kitchen. To the first floor landing are three bedrooms, family bathroom and a separate WC. To the front & side of the property is a gated boundary with lawn and to the rear is a fantastic garden mainly laid to lawn, perfect for families/socialising. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1

WC  
5'8" x 2'11"  
1.74 x 0.90 m



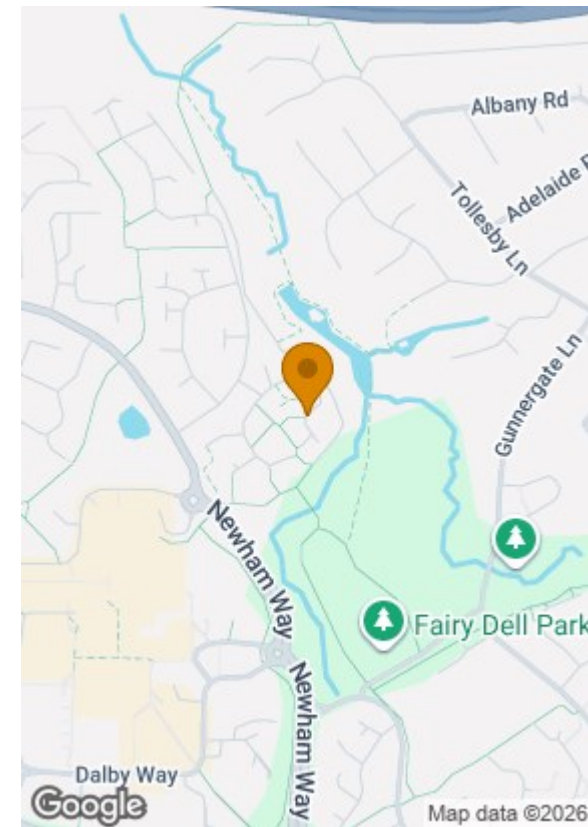
Approximate total area<sup>(1)</sup>

803 ft<sup>2</sup>  
74.7 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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