

THISTLE RISE, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RQ



- ▲ Chain Free Sale
- ▲ Perfect For First Time Buyers, Young Couples & Investors Alike
- ▲ Three Good Sized Bedrooms
- ▲ Gas Central Heating with A Combi Boiler

- ▲ Good Sized Rear Garden
- ▲ Walking Distance of Some Good Schooling & Shops
- ▲ Easy Access to The A174

£120,000

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Ideal for first time buyers and young couples looking to get onto the property ladder as well as any investors wanting to add a property to their portfolio.

Notable features include gas central heating with a combi boiler, good sized rear garden and is in a quiet location out the way.

Location wise, it is within walking distance of some good schooling and shops and with easy access to the A174.

The property comprises entrance hall, lounge and kitchen. On the first floor there are three bedrooms and a bathroom with a separate WC. Externally there is an enclosed rear garden.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, storage cupboard, radiator, staircase to the first floor and UPVC door to the rear garden.

LOUNGE - 3.2m x 3.8m (10'6" x 12'6")

With radiator.

KITCHEN - 3.1m x 4m (10'2" x 13'1")

With wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, space for washing machine, dryer and fridge freezer.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 3.5m x 2.9m (11'6" x 9'6")

With radiator.

BEDROOM TWO - 2.9m x 2.4m (9'6" x 7'10")

With radiator and storage cupboard.

BEDROOM THREE - 3.5m x 2.3m (11'6" x 7'7")

With radiator and storage cupboard.

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BATHROOM - 1.7m x 1.9m (5'7" x 6'3")

With wall mounted wash hand basin, bath and radiator.

WC

With WC.

EXTERNALLY

GARDEN

To the rear there is a fence enclosed garden with lawn and patio.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/NUN260282/04062026

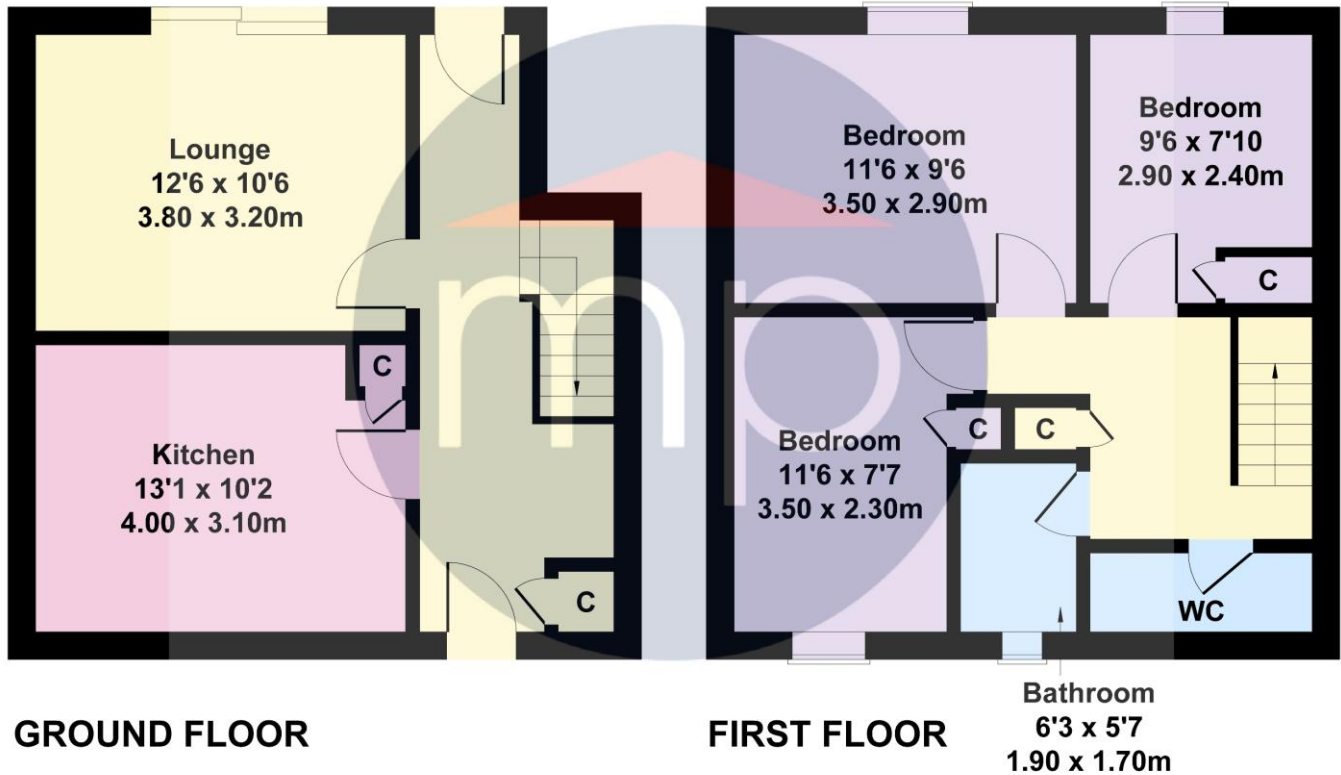
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

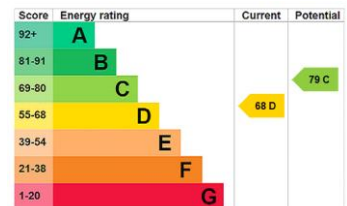
57 Thistle Close

Approximate Gross Internal Area
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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