



G.R.
Estates
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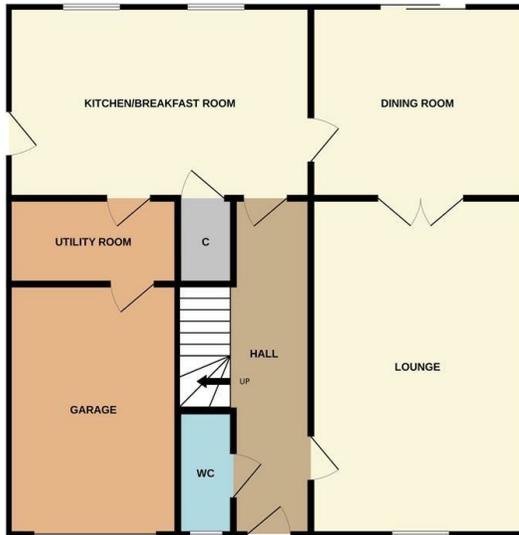


1 Fernwood, Middlesbrough, TS8 0US

Best Offers Over £300,000

- Four Bedroom Detached Family Home In Popular Coulby Newham Location
- Master Bedroom With Ensuite Plus Modern Family Bathroom
- Driveway And Garage With Electric Roller Door
- Stylish Kitchen Installed May 2025 With Quartz Worktops
- Fantastic Rear Garden With Pergola Seating Area, Sheds And Tomato House
- Integrated Bosch Appliances Including Bean To Cup Coffee Machine
- Hive Heating System, Electric Car Charger And Fully Serviced Boiler

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1548 sq.ft. (143.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

D

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |