

COULBY MANOR FARM, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RY



- ▲ Offered For Sale with No Forward Chain
- ▲ A Spacious Three Bedroom Detached House
- ▲ Popular Location Offering Good Access to Local Amenities & Schools
- ▲ Private Rear Garden
- ▲ Driveway to Single Garage
- ▲ Open Plan Kitchen Diner & Separate Utility
- ▲ Master Bedroom with Fitted Wardrobes & En-Suite Shower Room

Offers Over £200,000

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Offered for sale with no forward chain, a spacious three bedroom detached house located in this popular area of Coulby Newham offering good access to local amenities and schools. Features include an open plan kitchen diner with separate utility, master bedroom with en-suite shower room and a private rear garden.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 4.21m x 3.73m (13'10" x 12'3")

With fire surround.

OPEN PLAN KITCHEN DINER - 4.66m x 3.34m (15'3" x 10'11")

With a range of fitted wall and floor units, complementing work surface, breakfast bar, electric oven, gas hob, part tiled floor, patio door to the rear garden and under stairs storage cupboard.

UTILITY - 2.32m x 1.27m (7'7" x 4'2")

With plumbing for washing machine and dryer and rear external door.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 4.45m (14'7") into wardrobes x 4.74m (15'7")

With built-in wardrobe.

EN-SUITE SHOWER ROOM - 1.82m x 1.87m (6' x 6'2")

White suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

BEDROOM TWO - 3.07m x 2.63m (10'1" x 8'8")

BEDROOM THREE - 3.87m x 2.50m (12'8" x 8'2")

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BATHROOM - 1.90m x 1.96m (6'3" x 6'5")

Three piece suite comprising bath, low level WC, wash hand basin and part tiled walls.

AGENTS REF: - DP/LS/NUN260389/01072026

Council Tax Band: C **Tenure:** Freehold

EXTERNALLY

PARKING & GARDENS

Externally the property is located within a popular area of Coulby Newham and features a driveway leading to a single garage and an open plan front garden. To the rear there is a generous size and private garden with patio and lawned area.

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SINGLE GARAGE - 8.24m x 2.54m (27' x 8'4")

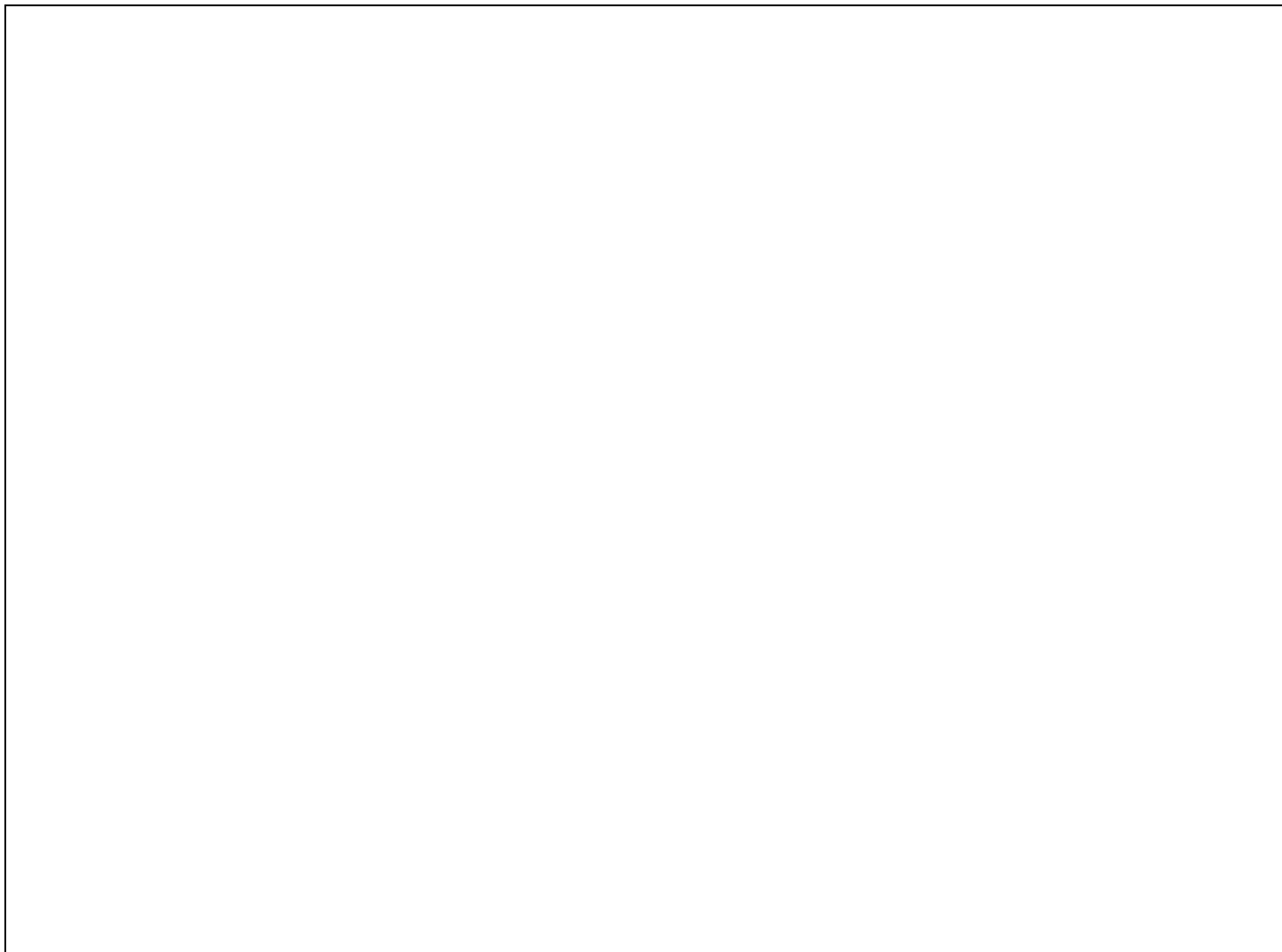
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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