



**Fox Howe, Coulby Newham, Middlesbrough, TS8**

**0RU**

**3 Bed - House - Detached**

**£190,000**

**Council Tax Band: C**

**EPC Rating:**

**Tenure: Freehold**



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## Fox Howe, Coulby Newham, TS8 0RU

Set on a favourable plot within this popular Coulby Newham development, this lovely Three bedroom detached family home comes with viewing strongly recommended. Immaculate throughout, tastefully upgraded and remodelled this property will certainly appeal to a variety of potential buyers. The layout briefly comprises of: Entrance hallway, lounge with double doors opening into the well equipped dining kitchen again with double doors opening onto the rear garden. To the first floor there are Three bedrooms and a modern four piece white and chrome family bathroom. Externally both front and rear gardens are meticulously maintained, with the rear garden affording a good degree of privacy. The open plan front garden is laid to lawn with a driveway leading to the single garage.

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

15'7 x 10'6 (4.57m'2.13m x 3.05m'1.83m)

#### Open Plan Dining kitchen

14'11 x 10'3 (4.27m'3.35m x 3.05m'0.91m)

### FIRST FLOOR

#### Landing

#### Bedroom 1 ( Front)

14'4 x 8'9 (4.27m'1.22m x 2.44m'2.74m)

#### Bedroom 2 ( Rear)

11'4 x 6'3 (3.35m'1.22m x 1.83m'0.91m)

#### Bedroom 3 ( Front)

7'6 x 6' (2.13m'1.83m x 1.83m')

#### Family Bathroom

8'5 x 6'4 (2.44m'1.52m x 1.83m'1.22m)

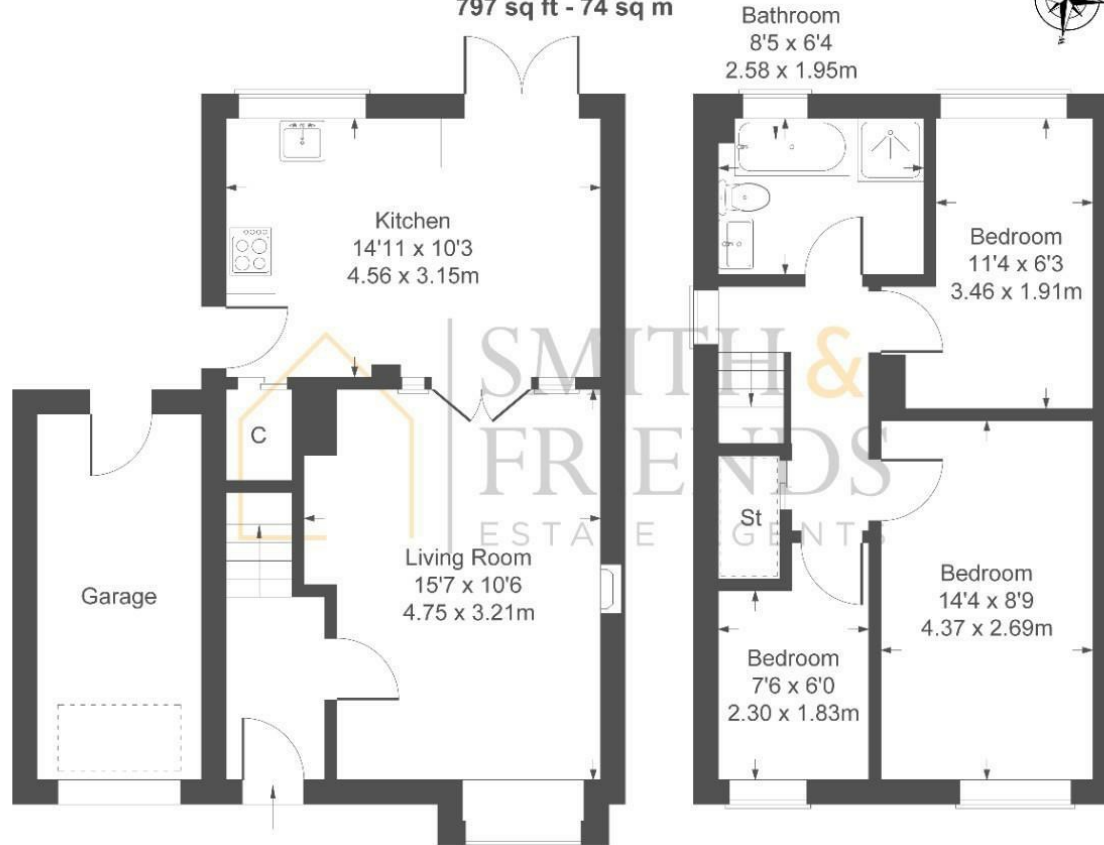






# Fox Howe

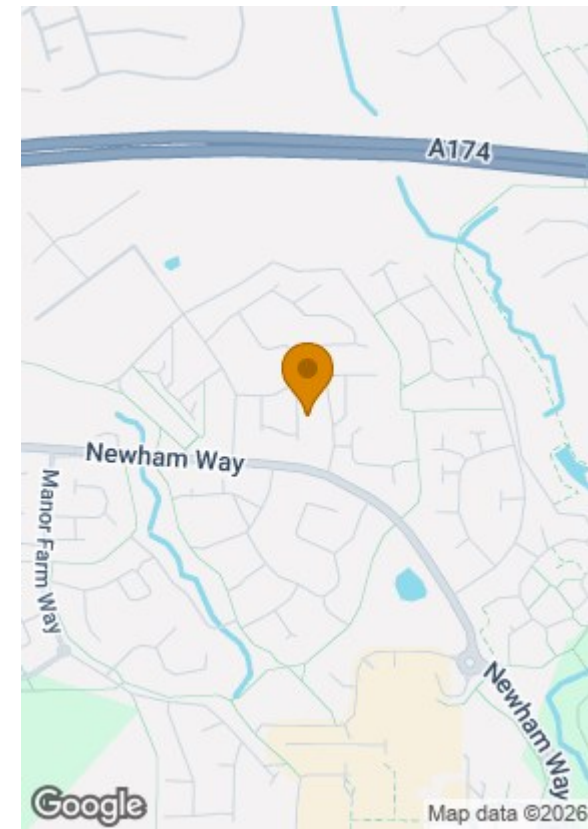
Approximate Gross Internal Area  
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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



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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