



27 Woodrush, Coulby Newham
£270,000





27 Woodrush

Coulby Newham, Middlesbrough

STYLISH FOUR-BEDROOM DETACHED FAMILY HOME
| QUIET CUL-DE-SAC | PRIVATE REAR GARDEN |
DOUBLE-WIDTH DRIVEWAY | MODERN KITCHEN |
MASTER EN-SUITE | NO ONWARD CHAIN

- Impressive four-bedroom detached family home
- Quiet cul-de-sac position within popular Coulby Newham
- Spacious lounge opening into a separate dining area
- Patio doors from the dining room leading directly onto the private rear garden
- Stunning modern fitted kitchen
- Four generous-sized bedrooms
- Principal bedroom with built-in wardrobes and modern en-suite shower room
- Contemporary family bathroom
- Double-width driveway providing excellent off-road parking
- Private rear garden and NO ONWARD CHAIN

27 Woodrush

Coulby Newham, Middlesbrough

Occupying a desirable position within a **quiet cul-de-sac in the popular Coulby Newham area**, this impressive four-bedroom detached home offers an excellent combination of generous living accommodation, contemporary styling and attractive outdoor space.

Ideal for modern family life, the property provides well-proportioned accommodation throughout, with a welcoming entrance leading to a convenient **ground floor WC**, spacious lounge and adjoining dining room. The lounge provides a comfortable principal reception space and flows naturally into the dining area, with **patio doors opening directly onto the private rear garden**, creating an excellent setting for entertaining or relaxed family time.

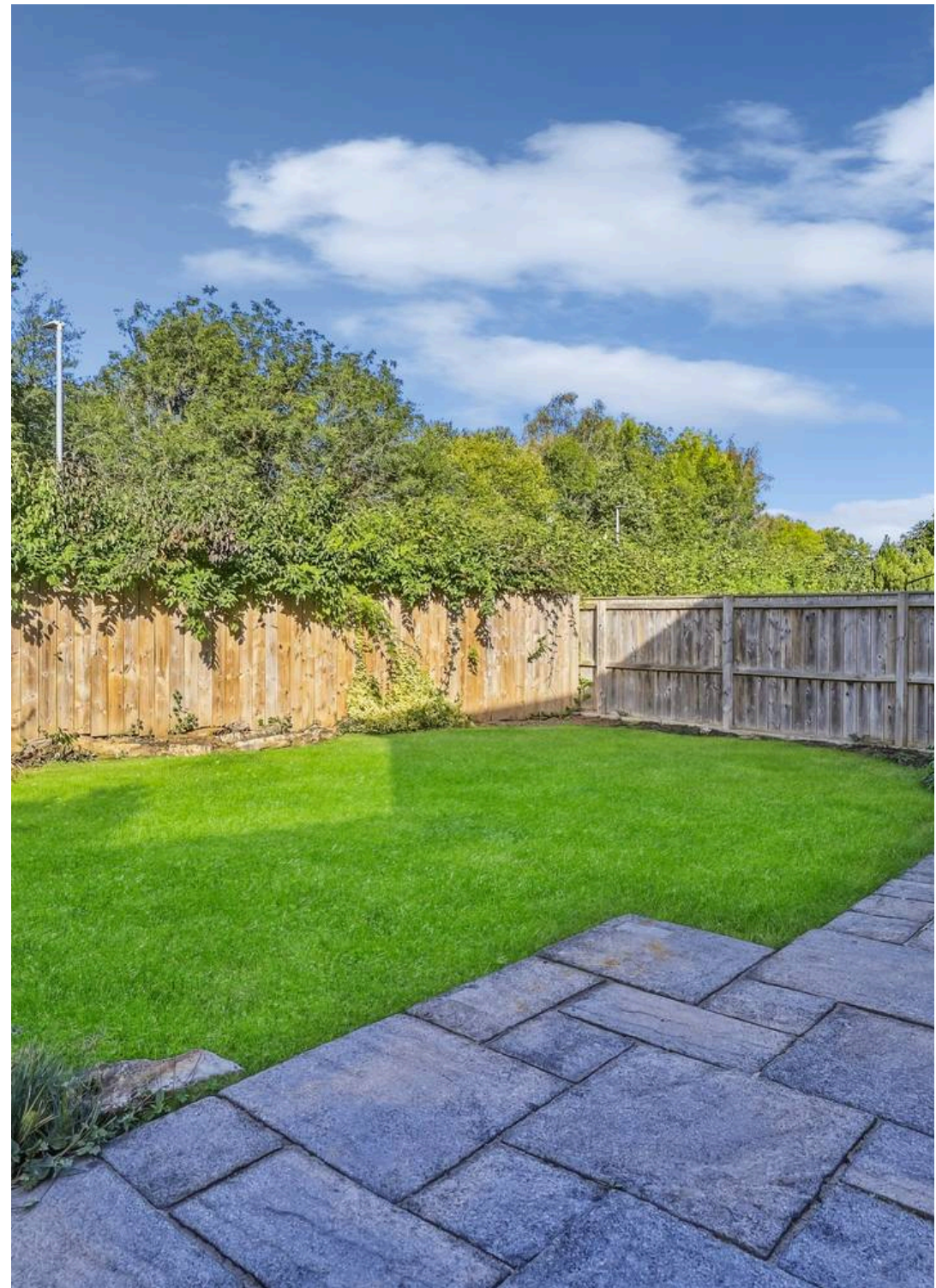
The property is further enhanced by a **stunning modern fitted kitchen**, offering a stylish and practical space for everyday living and family cooking.

To the first floor are **four generous bedrooms**, including an impressive principal bedroom with **built-in wardrobes and a modern en-suite shower room**, together with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property benefits from a **private rear garden**, providing an attractive and secure outdoor space, while to the front there is a **double-width driveway**, providing excellent off-road parking.

Situated within easy reach of a range of **local amenities, schools and everyday facilities**, with convenient road links providing access towards Middlesbrough and the wider Teesside area.

Offered for sale with **NO ONWARD CHAIN**, this is an excellent opportunity to acquire a stylish and well-presented detached family home in a popular residential setting.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

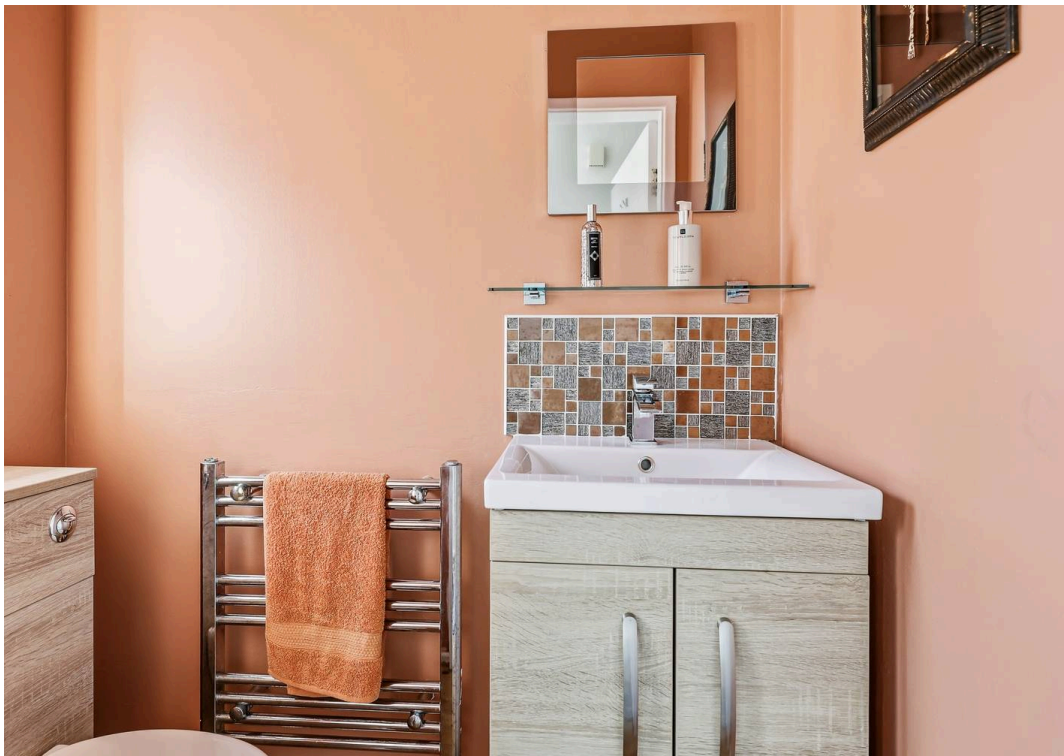
Buyers Identification Check(s)

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:

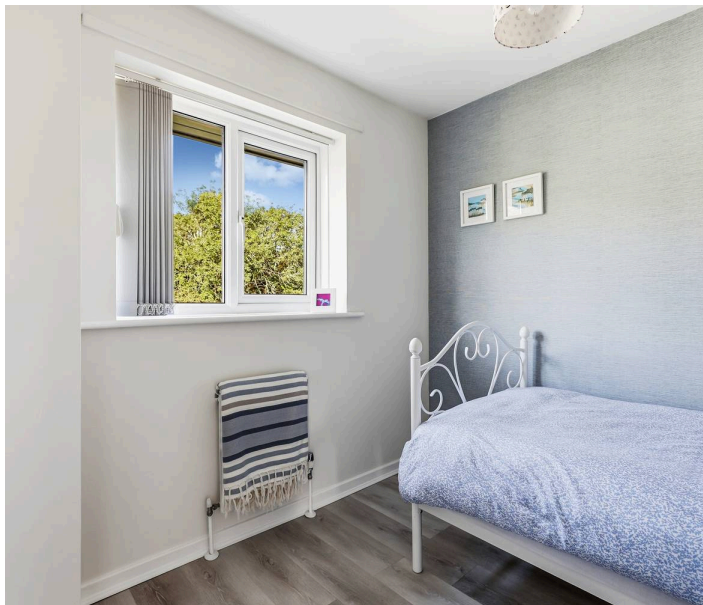
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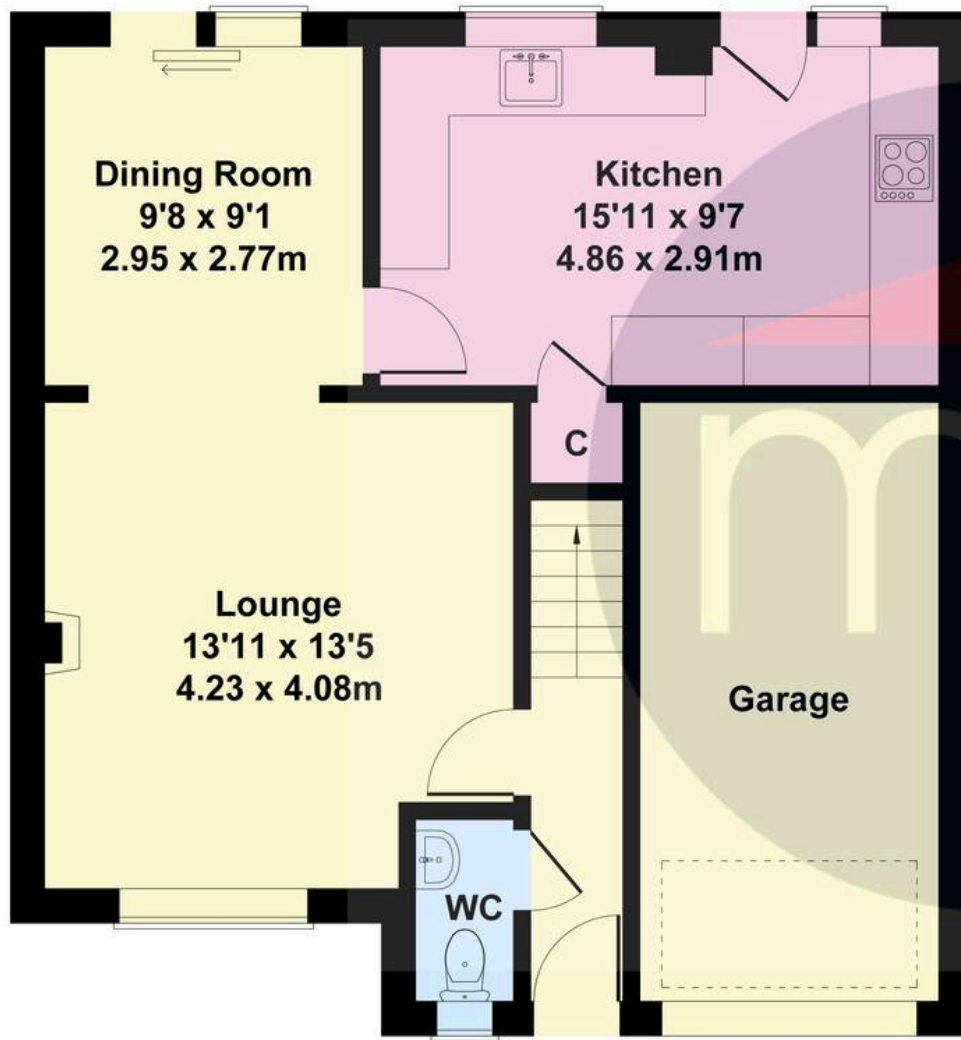


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales		

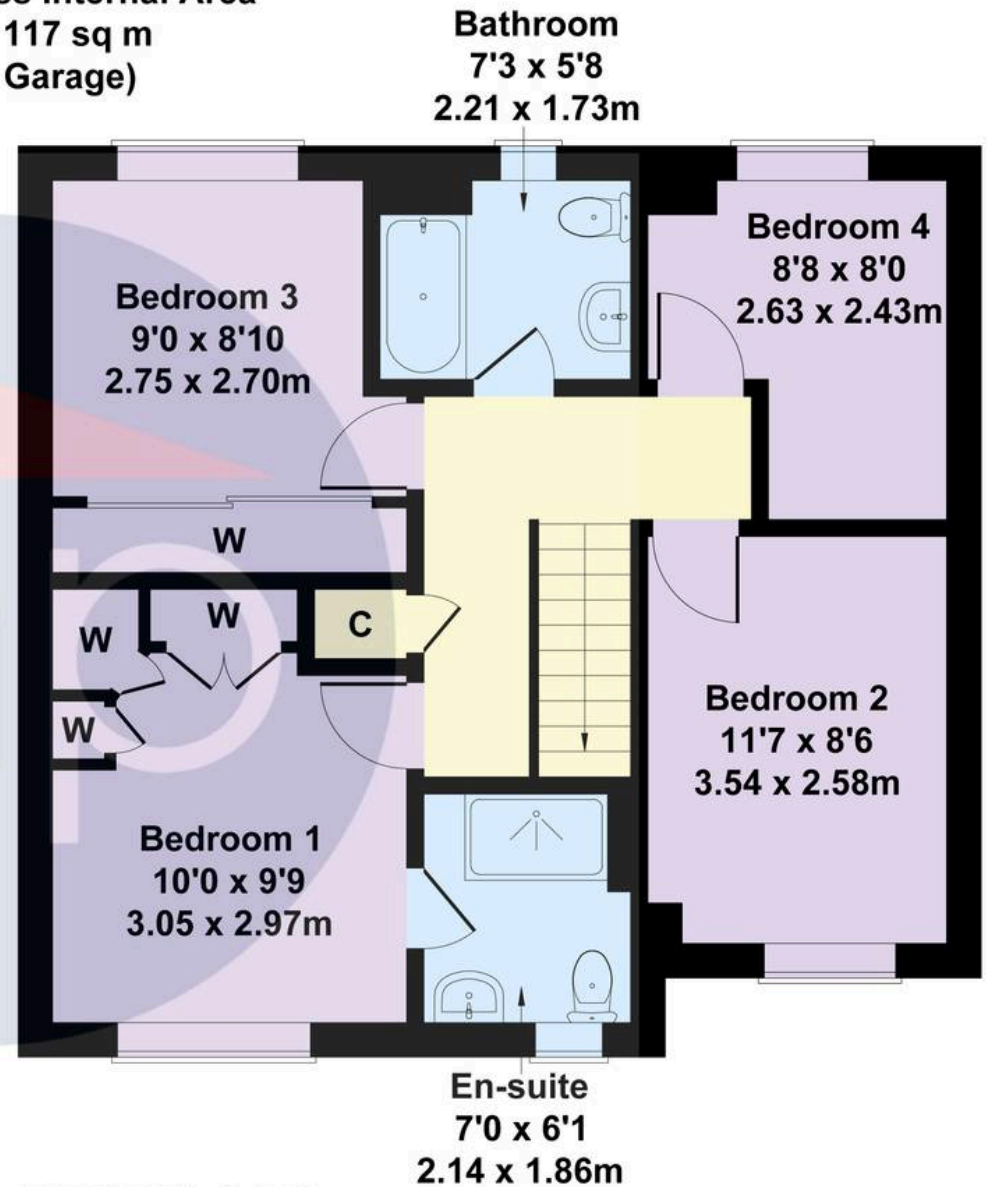
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	76
England, Scotland & Wales		

Woodrush

Approximate Gross Internal Area
1259 sq ft - 117 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR

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



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