

COXWOLD CLOSE, TOLLESBY, MIDDLESBROUGH, TS5 7LU



- ▲ Heavily Extended & Smart Modern Four Bedroom Semi
- ▲ Will Be Perfect for Growing Families & Couples
- ▲ Chain Free Sale!
- ▲ A Stone's Throw from Good Schooling
- ▲ Modern Kitchen
- ▲ Integral Garage & Off Street Parking on A Smart Block Paved Driveway
- ▲ Stylish Bathroom
- ▲ Gas Central Heating with A Quality Recently Installed Worcester Bosch Combi Boiler

£210,000

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We don't anticipate this home hanging around for long, so an early viewing is advised!

This four bedroom semi-detached home offers great proportions with a two storey extension to the side! Ideal for young couples and growing families! The space offered is substantial to what was originally built.

Notable features include two storey extension, modern kitchen, stylish bathroom, large windows allowing lots of natural light in, smart rear garden, off street parking on a smart block paved driveway, integral garage, handy ground floor WC, and gas central heating with a quality recently installed Worcester Bosch combi boiler.

GROUND FLOOR

ENTRANCE PORCH

With UPVC entrance door.

HALLWAY

With staircase to the first floor.

LOUNGE/DINER

With electric flame effect fire.

KITCHEN

With cream wall, drawer, and floor units, wood block effect worktop, electric oven, four ring hob with splashback and stainless steel extractor fan, one and a half bowl stainless steel sink, integrated fridge freezer, dishwasher and washing machine. Spotlights in the ceiling.

DINING ROOM

With UPVC door providing access to the garage and UPVC French doors open to the rear garden.

WC

With close coupled WC, wall mounted wash hand basin with mixer tap, part tiled walls and extractor fan.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With storage cupboard housing the boiler and access to the loft via a dropdown ladder.

BEDROOM ONE

BEDROOM TWO

Fitted wardrobes with sliding doors.

BEDROOM THREE

With fitted wardrobes.

BEDROOM FOUR

BATHROOM

With a smart modern four-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, bath, walk-in mixer shower, tiled walls, spotlights and extractor fan.

EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is off street parking on a block paved driveway leading to the integral garage and there is a neat open plan lawned garden. To the rear there is a fence enclosed garden with lawn and patio area.

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/MID260417/03082026

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

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222

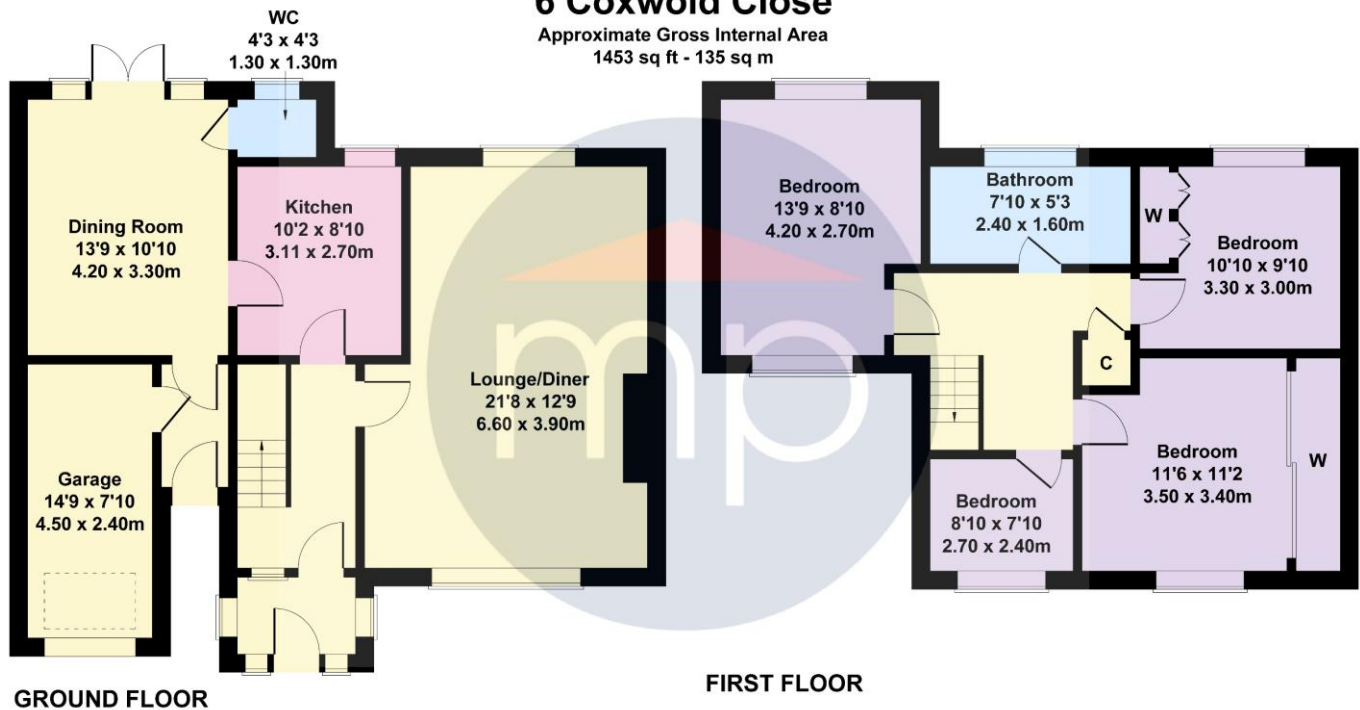


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6 Coxwold Close

Approximate Gross Internal Area
1453 sq ft - 135 sq m



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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