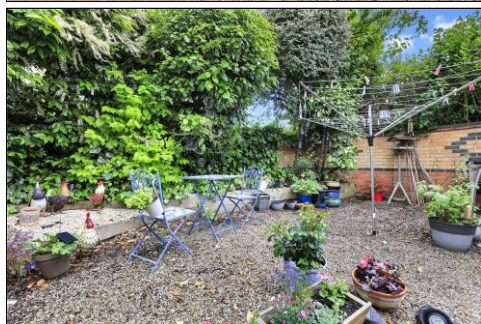


COATE CLOSE, HEMLINGTON, MIDDLESBROUGH, TS8 9RA



- ▲ A Well Presented Two Bedroom Semi Detached House
- ▲ Tucked Away in a Quiet Cul-De-Sac
- ▲ Modern Fitted Kitchen

- ▲ Lounge with Access to Conservatory Enjoying Views Over the Rear Garden
- ▲ Two Bedrooms & Modern Shower Room
- ▲ Driveway to Single Garage

Offers Over £145,000

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A well-presented two bedroom semi-detached house tucked away in a quiet cul-de-sac and ideal for a first time buyer. Features include a modern fitted kitchen, conservatory, modern shower room, private garden and driveway to single garage.

GROUND FLOOR

ENTRANCE

With storage cupboard.

KITCHEN - 2.6m x 2.41m (8'6" x 7'11")

With a modern range of fitted wall and floor units, complementary work surfaces, double oven, electric hob with extractor over, and integrated fridge and washing machine.

LOUNGE - 4.7m x 3.4m (15'5" x 11'2")

With feature fire surround, staircase to the first floor and French doors open to the conservatory.

CONSERVATORY - 2.57m x 2.06m (8'5" x 6'9")

Enjoying lovely views over the private garden with French doors to access.

FIRST FLOOR

BEDROOM ONE - 3.7m x 3.6m (12'2" x 11'10")

BEDROOM TWO - 3.63m x 1.75m (11'11" x 5'9")

SHOWER ROOM - 2.6m x 1.73m (8'6" x 5'8")

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

EXTERNALLY

PARKING, GARAGE & GARDEN

Externally the property is tucked away in a quiet cul-de-sac and features a driveway leading to a detached single garage and to the rear there is an easy to maintain private garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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COATE CLOSE, TS8 9RA

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: - DP/LS/NUN260411/11062026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



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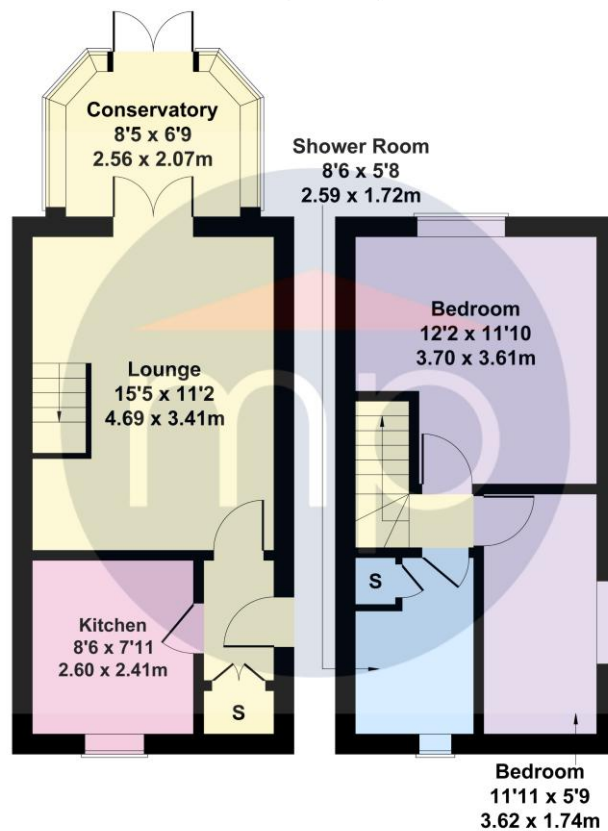


Do you have a property you
need to sell
before you can buy?

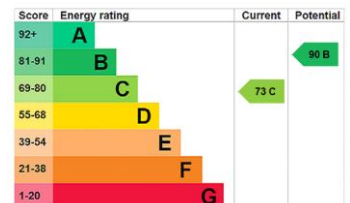
Michael Poole offers **FREE, no obligation**
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on the **BEST PRICE** you can expect in the
current market

Coate Close

Approximate Gross Internal Area
646 sq ft - 60 sq m



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