



**32 Ash Green, Coulby Newham**  
Offers Over **£120,000**





## 32 Ash Green

Coulby Newham, Middlesbrough

A well-presented and recently decorated two bedroom terraced bungalow located within a quiet cul-de-sac in this popular area of Coulby Newham. Offered for sale with no forward chain and featuring a smart recently re-fitted kitchen, bathroom, two generous size bedrooms and a spacious easy to maintain rear garden.

- A Two Bedroom Terraced Bungalow
- No Forward Chain
- Recently Decorated
- Modern Fitted Kitchen
- Cul-De-Sac Setting in a Quiet Area of Coulby Newham
- Spacious Easy to Maintain Rear Garden
- Two Generous Size Bedrooms
- Early Viewing Advised

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Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## GROUND FLOOR

### Entrance Porch

**Lounge** 17' 6" x 10' 4" (5.33m x 3.15m)

With access to the kitchen.

**Kitchen** 9' 9" x 7' 9" (2.97m x 2.36m)

With a smart range of fitted wall and floor units, complementing work surfaces, wall mounted boiler, tiled splashbacks, plumbing for washing machine, space for fridge and freezer and rear external door.

**Bedroom One** 11' 2" x 7' 9" (3.40m x 2.36m)

**Bedroom Two** 10' 4" x 9' 9" (3.15m x 2.97m)

**Bathroom** 8' 2" x 4' 6" (2.50m x 1.37m)

White suite comprising bath with shower over and screen, low level WC and wash hand basin.

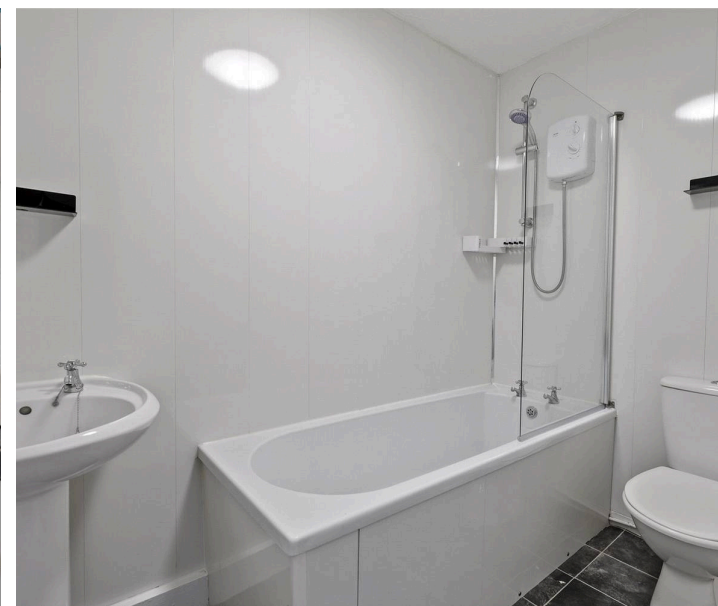
### EXTERNALLY

#### Parking & Garden

Externally to the front there is allocated parking and to the rear there is a generous size garden offering easy maintenance.

#### Buyers Identification Check(s)

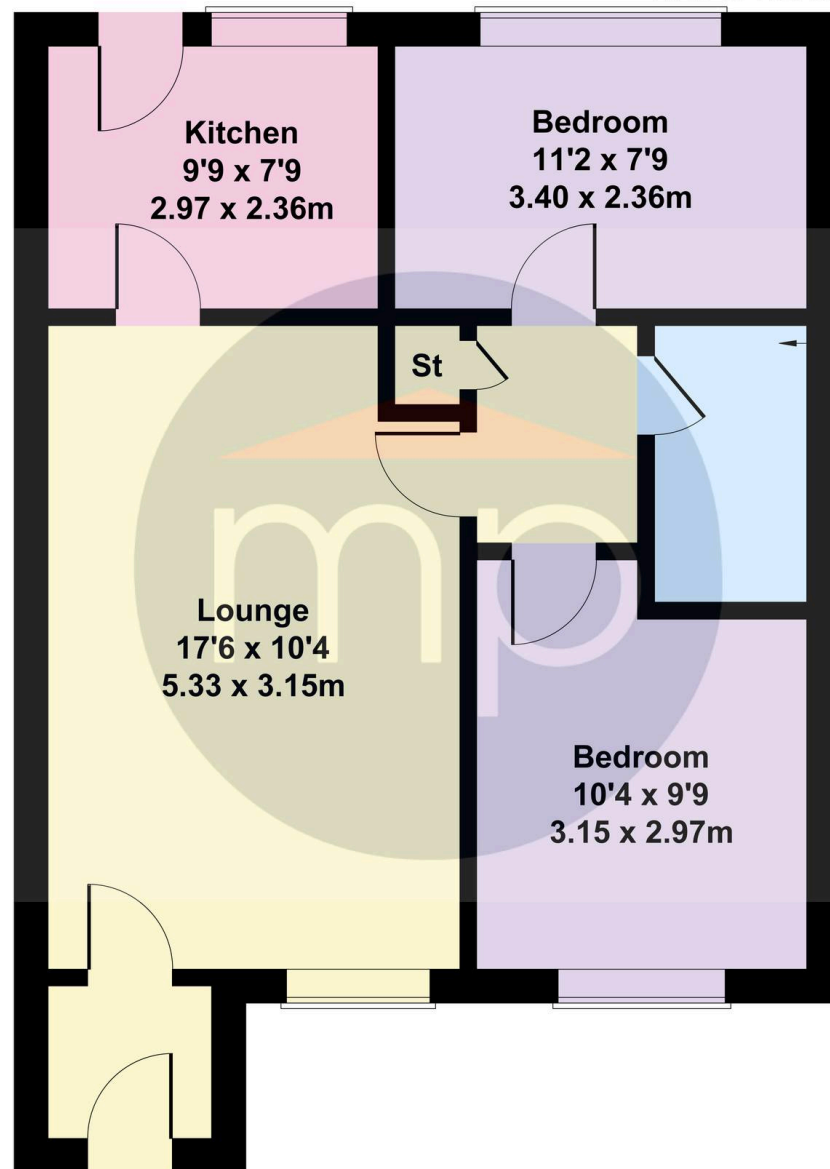
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.



# Ash Green

Approximate Gross Internal Area  
635 sq ft - 59 sq m

Bathroom  
8'2 x 4'6  
2.49 x 1.37m



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

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92+) <b>A</b>                                     |           |           |
| (81-91) <b>B</b>                                   |           | <b>88</b> |
| (69-80) <b>C</b>                                   | <b>71</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England, Scotland & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current   | Potential |
|-----------------------------------------------------------------------|-----------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |           |
| (92+) <b>A</b>                                                        |           |           |
| (81-91) <b>B</b>                                                      |           | <b>88</b> |
| (69-80) <b>C</b>                                                      | <b>71</b> |           |
| (55-68) <b>D</b>                                                      |           |           |
| (39-54) <b>E</b>                                                      |           |           |
| (21-38) <b>F</b>                                                      |           |           |
| (1-20) <b>G</b>                                                       |           |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |           |

England, Scotland & Wales

## Michael Poole

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