

TO LET



Coulby Newham, Middlesbrough

3 Bedrooms, 3 Bathroom, End Terraced House

£850 pcm



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Middlesbrough**
3 Bedrooms, 3 Bathroom
£850 pcm

Date available: 15th June 2023
Deposit: £850
Unfurnished
Council Tax band: B

- 3 Bedroom's
- Summerhouse
- Ample Parking
- Downstairs W/C
- Master Bedroom with Ensuite
- South Facing Rear Garden
- Short walk to local amenities

FULL DESCRIPTION Martin and Co are please to welcome to the market, this well presented 3 bedroom home located on a quiet estate in Coulby Newham. The property is close to good 'Ofsted' rated schools and ideally situated near local amenities and transport networks. Briefly comprising of an entrance hall, kitchen, lounge, w/c, three bedrooms to the upper floor, one of which has an en-suite and a family bathroom, the property is ideal for couples or families alike. The home benefits from ample parking, a large south facing rear garden featuring a summerhouse and occupies a wonderful corner plot.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 5' 10" x 2' 8" (1.80m x 0.82m)
Composite entrance door, double panelled, wooden flooring and stairs leading to the first floor.

DINING KITCHEN 11' 0" x 8' 10" (3.37m x 2.70m) To front aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset





sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric style oven, extractor hood, freestanding fridge / freezer, space for dishwasher, freestanding washing machine, concealed boiler, tiled flooring, inset lighting, double panelled radiator and uPVC window.

W/C 5' 10" x 2' 8" (1.80m x 0.82m) Part tiled. White low level WC with push button flush, central heating radiator and uPVC window.

LOUNGE 14' 8" x 15' 6" (4.48m x 4.74m) To rear aspect. Ceiling cornice, wooden flooring, central heating radiator, uPVC window and uPVC Patio doors leading to garden.

FIRST FLOOR

LANDING 12' 4" x 6' 2" (3.76m x 1.88m) With uPVC window and loft access hatch.

BEDROOM ONE 11' 0" x 9' 1" (3.37m x 2.79m) To front

aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window. Doors leading to ensuite.

ENSUITE 4' 5" x 8' 1" (1.35m x 2.48m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, shower enclosure with mains powered shower, extractor, tiled flooring and central heating radiator.

BEDROOM TWO 10' 3" x 8' 2" (3.14m x 2.51m) To rear aspect. Ceiling cornice, central heating radiator and uPVC window.

BEDROOM THREE 7' 3" x 7' 1" (2.21m x 2.18m) To rear aspect. Ceiling cornice, central heating radiator and uPVC window.

BATHROOM 5' 6" x 6' 1" (1.69m x 1.86m) Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, laminate



flooring, central heating radiator and uPVC window.

EXTERNALLY

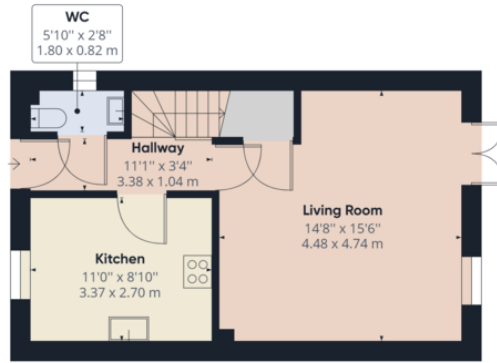
DRIVEWAY Driveway with Parking for 2 Cars.

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio. Features a Summerhouse and Bin Store.

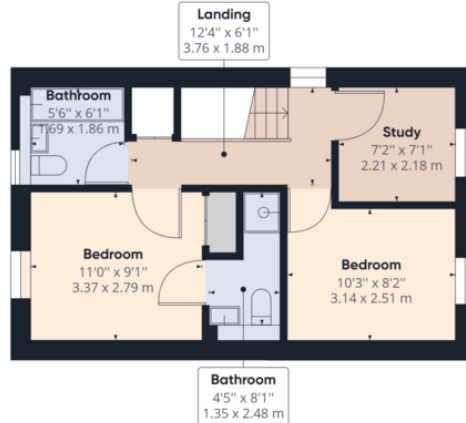


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
767.78 ft²
71.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.