



**Coulby Manor Farm, Coulby Newham Middlesbrough TS8 0RY**

**welcome to**

## **Coulby Manor Farm, Coulby Newham Middlesbrough**

Situated in a quiet and sought-after cul-de-sac location, this well-presented three-bedroom semi-detached family home offers comfortable and practical living space ideal for modern family life.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, UPVC double glazed window to side, radiator.

### **Lounge**

22' 9" x 10' 3" ( 6.93m x 3.12m )

UPVC double glazed window to front and rear, gas fire with decorative fire surround, TV point, telephone point, staircase to first floor.

### **Kitchen**

9' 3" x 8' 10" ( 2.82m x 2.69m )

Range of base and wall units with complementary work surfaces, four ring gas hob, integral electric oven, sink with draining board and mixer tap, plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed door to rear, integral fridge/freezer.

### **Landing**

UPVC double glazed window to side, void loft access.

### **Bedroom 1**

13' 5" x 9' 5" ( 4.09m x 2.87m )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

9' 1" x 9' 6" ( 2.77m x 2.90m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 11" x 8' 6" ( 2.41m x 2.59m )

UPVC double glazed window to front, radiator.

### **Bathroom**

Double shower cubicle, UPVC double glazed window to rear, toilet, wash hand basin with mixer tap and under storage, heated chrome towel rail.

### **Externally**

#### **Rear Garden**

Turfed garden, timber fencing.

#### **Front Garden**

Driveway to the front leading to garage.





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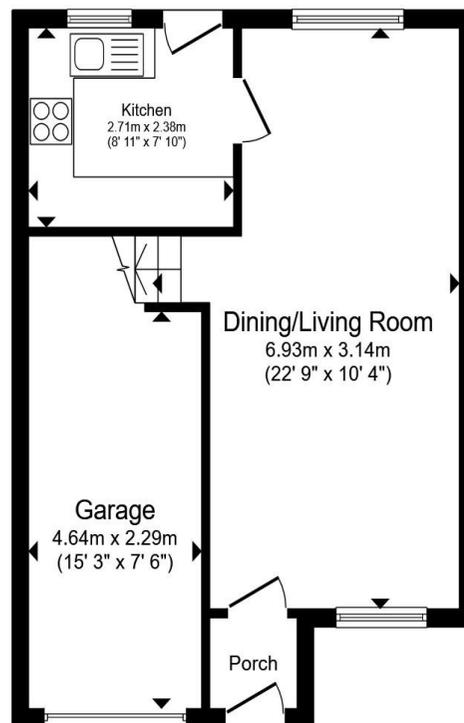
## Coulby Manor Farm, Coulby Newham Middlesbrough

- MODERN FITTED KITCHEN
- WELL PROPORTIONED BEDROOMS
- REAR GARDEN
- DRIVEWAY
- GARAGE

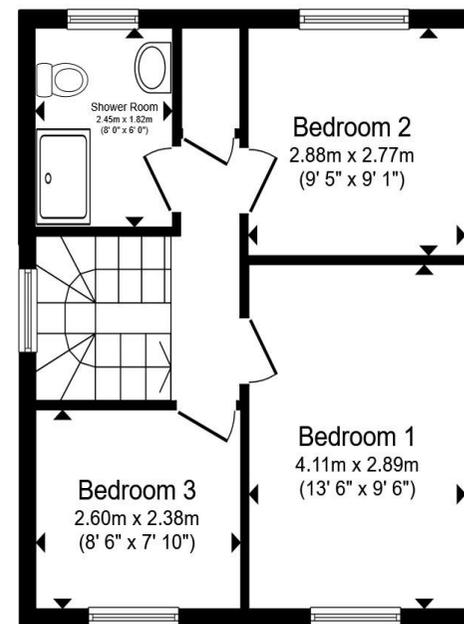
Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £165,000



Ground Floor



First Floor

Total floor area 83.0 m<sup>2</sup> (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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