



SMITH & FRIENDS are delighted to offer to the market this individually designed four bedroom detached property situated on Applegarth in Coulby Newham. This impressive property occupies a fantastic plot approximately 0.12 Acres from front to back and would create the perfect living space for a growing family. Applegarth is situated off Coulby Farm Way and is within easy reach to local amenities, well regarded schools and motorway links. The well cared for living accommodation briefly comprises a spacious hall with access to the integral double garage, spacious dining room, downstairs WC, a fitted kitchen leading to the utility room, a generous size lounge allowing plenty of natural light leading to a fantastic orangery room with beautiful views of the rear garden. To the first floor is an impressive landing area with access to four double bedrooms and the immaculate family bathroom fitted with a four piece suite. Externally to the front of the property is a well kept garden and a paved driveway providing parking for up to 4 cars leading to the double garage and a tremendous rear garden which is mainly laid to lawn with mature shrubs, trees and flowers. The home is not over looked and provides a high degree of privacy with viewings highly recommended to fully appreciate.

**Applegarth, Middlesbrough, TS8 0UU**

**4 Bedroom - House - Detached**

**£410,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: F**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2216.46 ft<sup>2</sup>  
205.92 m<sup>2</sup>

Reduced headroom

6.26 ft<sup>2</sup>  
0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

