



SMITH & FRIENDS are delighted to offer to the market this two bedroom semi detached lovely starter home offered with the benefit of NO CHAIN INVOLVED. The home would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The home is situated in Coulby Newham and can be accessed via Newham Way, within easy reach to local amenities. The well presented living accommodation briefly comprises; entrance hall, good size living room and fitted kitchen. To the first floor landing are two bedrooms and a bathroom/WC fitted with a white three piece suite. Externally to the front of the property is a low maintenance lawn with parking to the side. To the rear of the property is a generous size garden with a private aspect and a decked seating area. Viewings come highly recommended to fully appreciate.

Fox Howe, Coulby Newham, Middlesbrough, TS8 0RU
2 Bed - House - Semi-Detached
£150,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold




**SMITH &
FRIENDS**
ESTATE AGENTS

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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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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