



SMITH & FRIENDS are delighted to offer for sale this well proportioned four bedroom family home situated in Coulby Newham. The spacious living accommodation briefly comprises; entrance porch leading to entrance hallway with stairs to the first floor, pleasant living room with doors to the dining room and a fully equipped kitchen/diner. To the first floor landing are four bedrooms, the master bedroom has the benefit of an en suite shower room and a bathroom/WC fitted with a three piece suite. Externally to front of the property is a garden with parking for one car leading to the single integral garage. To the rear of the property is a generous size, well maintained garden which is mainly laid to lawn with mature shrubs. Early viewing comes highly recommended to fully appreciate.

**Beechfield, Middlesbrough, TS8 0UN**

**4 Bedroom - House - Detached**

**£240,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
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Beechfield, Middlesbrough, TS8 0UN

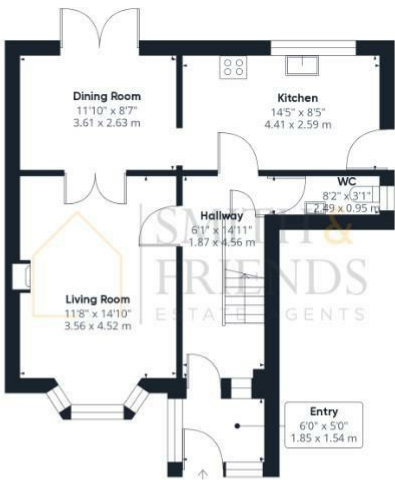




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Ground Floor



Floor 1

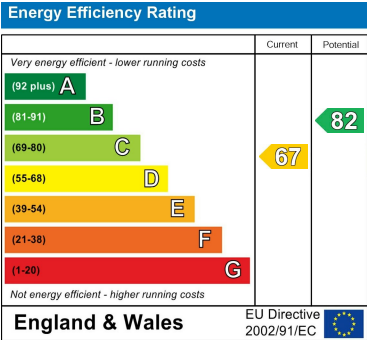
Approximate total area\*  
1178.96 ft<sup>2</sup>  
109.53 m<sup>2</sup>

(\*) 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.

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.



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