

SMITH & FRIENDS are delighted to offer for sale this well presented four bedroom detached property built to the 'Hurstwood' design by Taylor Wimpey. The home has recently been decorated and re carpeted/flooring throughout with the benefit of NO CHAIN INVOLVED. This lovely turn key family home is situated in the ever so popular Coulby Newham area located within close proximity to local amenities and well regarded schools. The well proportioned living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs WC, living room, open plan kitchen/diner with French doors to the rear garden and a useful utility room. To the first floor landing are four good size bedrooms, the master bedroom has the benefit of an en suite shower room and a separate master bathroom fitted with a white three piece suite. Externally to the rear of the property is large family garden which is mainly laid to lawn. To the front of the property is a well kept garden with a driveway for parking leading to the single garage. Early viewings come highly recommended to fully appreciate.

Harvington Chase, Middlesbrough, TS8 0TR

4 Bedroom - House - Detached

£249,950

EPC Rating:

Tenure: Freehold

Council Tax Band: D

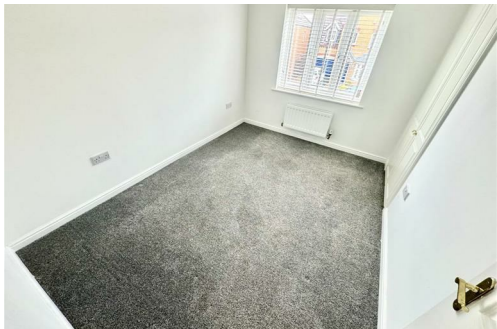


**SMITH &
FRIENDS**
ESTATE AGENTS

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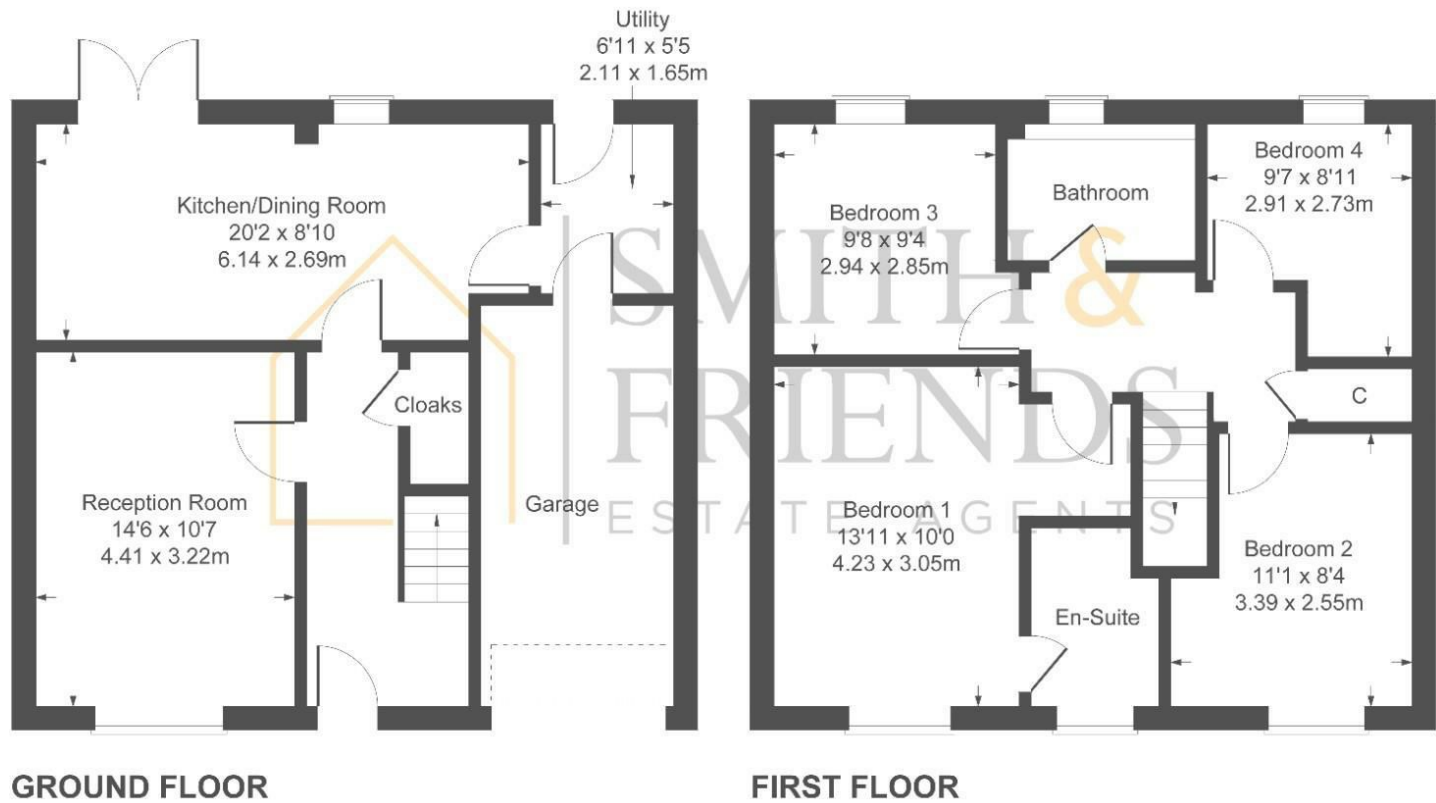


www.smith-and-friends.co.uk



Harvington Chase

Approximate Gross Internal Area
1238 sq ft - 115 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

