



**Paddock Wood, Coulby Newham,
Middlesbrough, TS8 0SA
3 Bed - House - Detached
£195,000**

**Council Tax Band: C
EPC Rating: D
Tenure: Freehold**

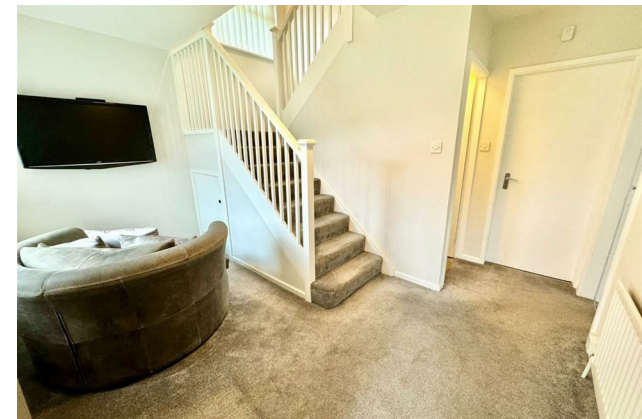


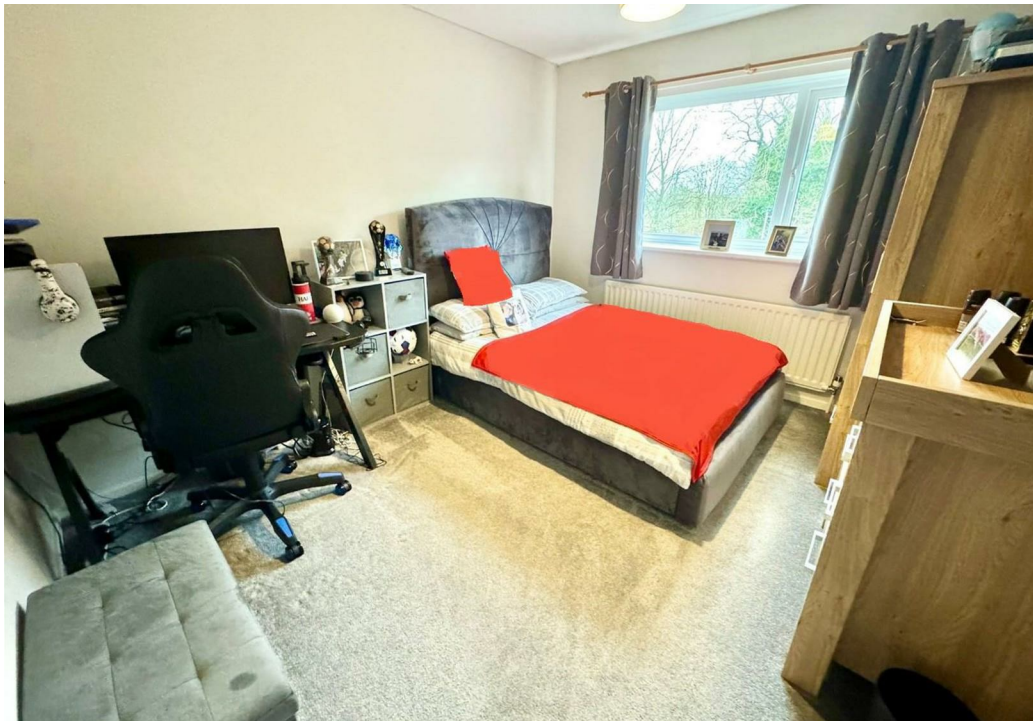
**SMITH &
FRIENDS**
ESTATE AGENTS



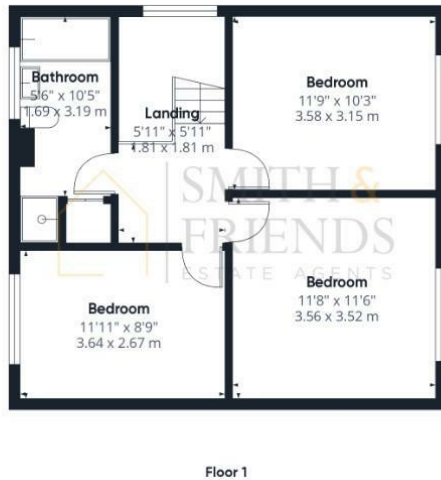
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SMITH & FRIENDS are delighted to offer for sale this modern three bedroom detached property situated in Coulby Newham. Coulby Newham is a popular residential area and within close proximity to local schools, shops and amenities. The deceptively spacious living accommodation briefly comprises; entrance feature hallway, downstairs cloakroom, staircase to the first floor, fully equipped kitchen and a generous open plan living /dining room with access to the garden. To the first floor landing are three bedrooms and an attractive bathroom suite fitted with a four piece suite comprising of; walk in shower cubicle, sink unit, WC and panelled bath. Externally to the rear of the property is a larger than average garden which offers a high degree of privacy and mainly laid to lawn with a patio seating area. To the front the property occupies an excellent corner plot with a well maintained garden and parking to the side of the property for parking leading to a detached single garage. Viewings come highly recommended to fully appreciate.









Approximate total area⁽¹⁾

1093.71 ft²
101.61 m²

Reduced headroom

0.15 ft²
0.01 m²

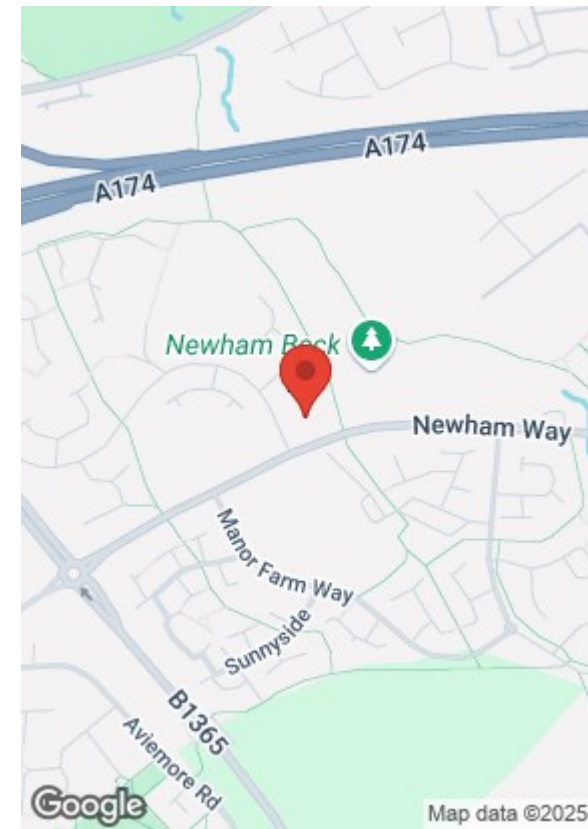
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(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	

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 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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