



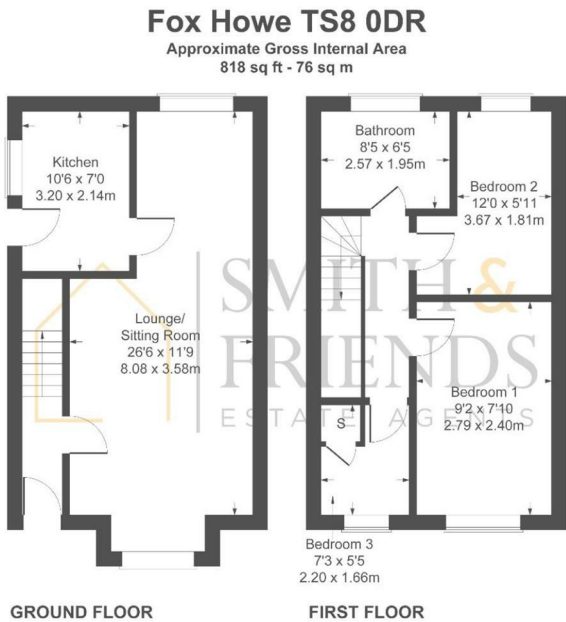
Offered for sale by Smith and Friends Estate Agents, this spacious and light-filled three-bedroom detached home is located in the highly sought-after area of Coulby Newham. The property features three generously sized bedrooms, a modern fitted kitchen, and an open-plan lounge/dining room ideal for family living and entertaining. The bathroom is spacious and well-appointed. Outside, the home boasts generous parking and beautifully maintained gardens, which enjoy views over open ground. Situated in a desirable residential area, this property presents an excellent opportunity for buyers looking for comfort, space, and a prime location.

Fox Howe, Coulby Newham, Middlesbrough, TS8 0RX
3 Bed - House - Detached
£185,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Fox Howe, Middlesbrough, TS8 0RX

- Entrance Hall
- Open Plan Lounge/ Dining Room
- Kitchen
- First Floor
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- Outside
- Front Garden
- Rear Garden
- Drive



Not to Scale. Produced by The Plan Portal 2025
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. 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		84
(81-91) B		
(69-80) C	69	
(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		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

