



Elmwood, Coulby Newham Middlesbrough TS8 0SS

welcome to

Elmwood, Coulby Newham Middlesbrough

Situated within the popular TS8 area, this beautifully presented home offers an excellent opportunity for first-time buyers looking to step onto the property ladder.

Entrance Hall

Enter through UPVC double glazed composite door into hallway, radiator.

Lounge

19' 8" x 11' 9" (5.99m x 3.58m)

Karndean flooring throughout, staircase to first floor, radiator, open plan aspect into kitchen, UPVC double glazed patio doors leading to front garden, coving to ceiling.

Kitchen

11' 9" x 6' 9" (3.58m x 2.06m)

Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, four ring gas hob, integral electric oven, integral grill, UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden, integral fridge.

Landing

Void loft access.

Bathroom

Toilet, wash hand basin, double shower cubicle with wall mounted shower, UPVC double glazed window to side.

Bedroom 1

9' 11" incl wardrobes x 10' 9" max (3.02m incl wardrobes x 3.28m max)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 2

8' 6" excl wardrobes x 11' 10" excl bulk head (2.59m excl wardrobes x 3.61m excl bulk head)

UPVC double glazed window to front, radiator, fitted wardrobes.

Externally Rear Garden

Turfed garden, decking sections, patio seating area, pergola, storage shed.

Front Garden

Driveway leading to garage, well-maintained garden.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





view this property online mannersandharrison.co.uk/Property/MAR111937



welcome to

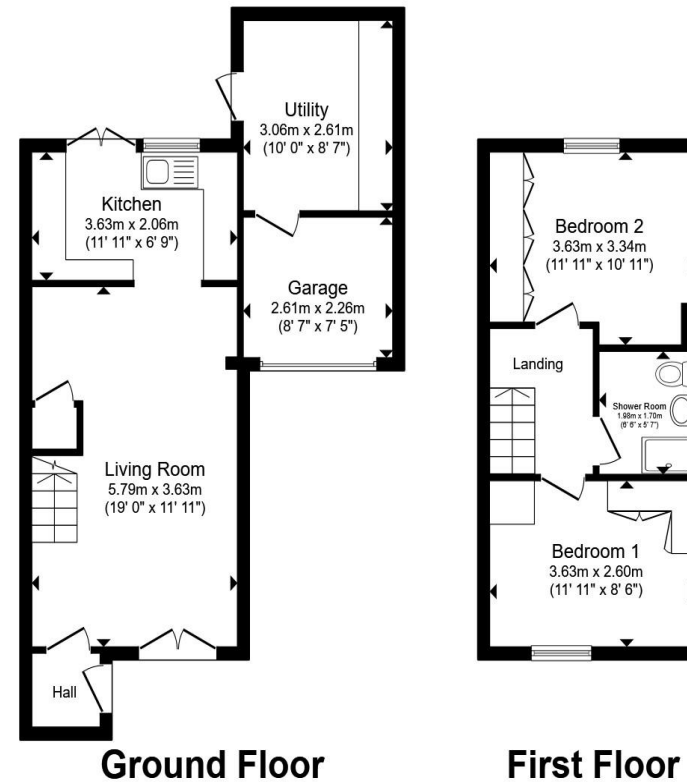
Elmwood, Coulby Newham Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- OPEN-PLAN DOWNSTAIRS AREA
- DRIVEWAY LEADING TO GARAGE
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£140,000



Total floor area 73.9 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR111937



Property Ref:
MAR111937 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk