



Elmwood, Coulby Newham Middlesbrough TS8 0SR

welcome to

Elmwood, Coulby Newham Middlesbrough

Situated in a popular residential location, this well-presented two bedroom semi-detached property offers spacious accommodation, off-street parking and a private rear garden - ideal for first-time buyers or small families.

Entrance Porch

A welcoming entrance space leading into the main accommodation.

Entrance Hall

With a useful built-in storage cupboard and access to ground floor rooms.

Kitchen

10' x 5' 8" (3.05m x 1.73m)

Fitted with a stylish range of wall and base units with complementary work surfaces, incorporating an electric oven, four-ring hob with extractor over, integrated fridge and freezer, plus plumbing for a washing machine.

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

A bright and spacious reception room with double glazed patio doors opening into the conservatory.

Conservatory

8' 9" x 8' 7" (2.67m x 2.62m)

Featuring laminate flooring and French doors opening onto the rear garden, creating an ideal additional seating or dining area.

Landing Bedroom 1

11' 8" x 9' 2" (3.56m x 2.79m)

A generous double bedroom complete with fitted furniture.

Bedroom 2

11' 9" x 8' 4" (3.58m x 2.54m)

A well-proportioned second bedroom.

Bathroom

Fitted with a modern white suite comprising

panelled bath, separate shower cubicle, low level WC and wash hand basin, complemented by tiled walls and flooring and a chrome heated towel rail.

Externally

Situated within a quiet cul-de-sac, the property benefits from a driveway providing off-street parking for two vehicles leading to a detached single garage. Gated side access leads to an enclosed lawned garden, while the landscaped rear garden has been designed for low maintenance with patio and gravelled seating areas.

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





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Elmwood, Coulby Newham Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- CONSERVATORY
- WELL PROPORTIONED BEDROOMS
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£140,000



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Property Ref:
MAR111841 - 0004

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