



Saxonfield, Coulby Newham Middlesbrough TS8 0SN

welcome to

Saxonfield, Coulby Newham Middlesbrough

Offered for sale with no onward chain, this turn-key ready three-bedroom semi-detached home presents an excellent opportunity for families and first-time buyers alike.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator, under stair storage cupboard.

Lounge

12' 10" x 10' 11" (3.91m x 3.33m)

UPVC double glazed window to rear, radiator, fire with decorative fire surround, TV point, telephone point, coved cornicing, archway leading to dining room.

Kitchen

9' 2" x 10' 11" (2.79m x 3.33m)

Fitted kitchen, 1 1/2 bowl sink with draining board, UPVC double glazed window, recess for washing machine/dishwasher, electric oven, four ring gas hob, extractor fan.

Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

UPVC double glazed patio doors leading to conservatory, radiator, coved cornicing.

Conservatory

9' 1" x 12' (2.77m x 3.66m)

UPVC construction, UPVC double glazed doors leading to rear garden, ceiling fan, under floor heating.

Landing

UPVC double glazed window to front, void loft access.

Bedroom 1

12' 7" x 10' 6" (3.84m x 3.20m)

UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom 2

10' 6" x 9' 1" incl wardrobes (3.20m x 2.77m incl wardrobes)

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

Bedroom 3

5' 11" x 9' 5" incl door recess (1.80m x 2.87m incl door recess)

UPVC double glazed window to front, radiator, storage cupboard.

Bathroom

Bath, wall mounted shower, wash hand basin with mixer tap, under storage, toilet, UPVC double glazed window to front.

Externally Front Garden

Driveway leading to garage.

Rear Garden

Turfed garden, flower bed edging, small patio section.

Agents Notes

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/MAR111663



welcome to

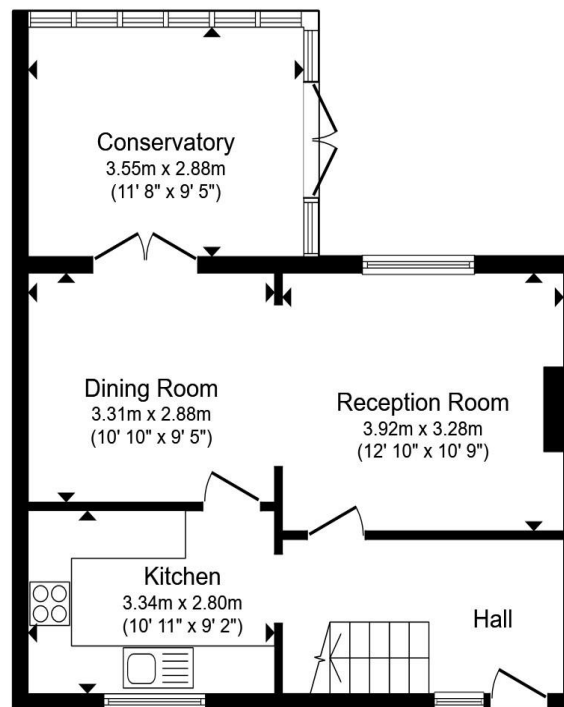
Saxonfield, Coulby Newham Middlesbrough

- NO ONWARD CHAIN
- CONSERVATORY
- THREE WELL PROPORTIONED BEDROOMS
- DRIVEWAY
- GARAGE

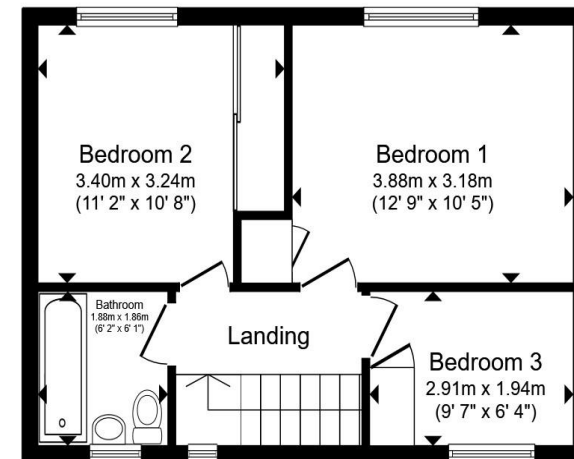
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£175,000



Ground Floor



First Floor

Total floor area 89.6 m² (965 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/MAR111663



Property Ref:
MAR111663 - 0003

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