



Barberry, Coulby Newham Middlesbrough TS8 0WB

welcome to

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This beautifully presented three-bedroom detached home in the sought-after area of Coulby Newham is ready to move straight into, offering stylish and modern living throughout.

Entrance Hall

Enter through composite door into hallway, staircase to first floor, access to downstairs W/C.

Downstairs W/C

Toilet, wash hand basin, heated chrome towel rail, UPVC double glazed window to side, part tiled wall.

Lounge

17' into bay x 9' 8" (5.18m into bay x 2.95m)
Ceiling projector, UPVC double glazed bay window to front, radiator, TV point, telephone point.

Kitchen

13' 9" max x 16' 3" max (4.19m max x 4.95m max)
Range of base and wall units with complementary work surfaces, integral wine fridge, integral fridge/freezer, integral electric oven, four ring gas hob, UPVC double glazed picture window to rear, sink with draining board and mixer tap, UPVC double glazed window to side, UPVC double glazed patio doors leading to rear garden.

Landing

UPVC double glazed window to rear, radiator.

Bathroom

Bath, wash hand basin with mixer tap, toilet, UPVC double glazed window to rear, radiator, part tiled wall, shaver point.

Bedroom 1

12' 1" incl door recess x 9' 8" (3.68m incl door recess x 2.95m)
UPVC double glazed window to front, radiator, access to en suite, fitted wardrobes.

En Suite

Walk in shower, rainfall style shower head, LED

electric mirror, wash hand basin and mixer tap with under storage, UPVC double glazed window to side, heated chrome towel rail.

Bedroom 2

10' 2" max x 12' 1" incl door recess (3.10m max x 3.68m incl door recess)
UPVC double glazed window to front, radiator.

Bedroom 3

9' 2" x 7' 4" (2.79m x 2.24m)
UPVC double glazed window to rear, radiator.

Externally Rear Garden

Decking seating area which wraps round, indian sandstone patio area, artificial turf putting green, external tap.

Front Garden

Driveway leading to garage.

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





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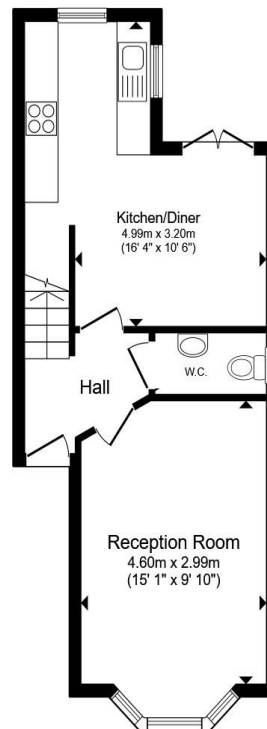
Barberry, Coulby Newham Middlesbrough

- READY TO MOVE INTO
- MODERN LIVING THROUGHOUT
- EN SUITE TO MASTER BEDROOM
- DRIVEWAY LEADING TO GARAGE
- REAR GARDEN

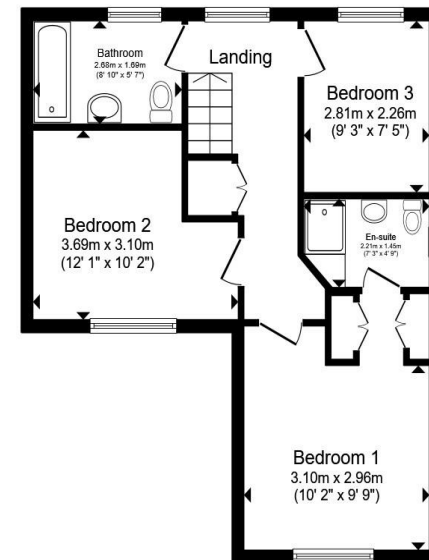
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£210,000



Ground Floor



First Floor

Total floor area 87.0 m² (937 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


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