



**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.





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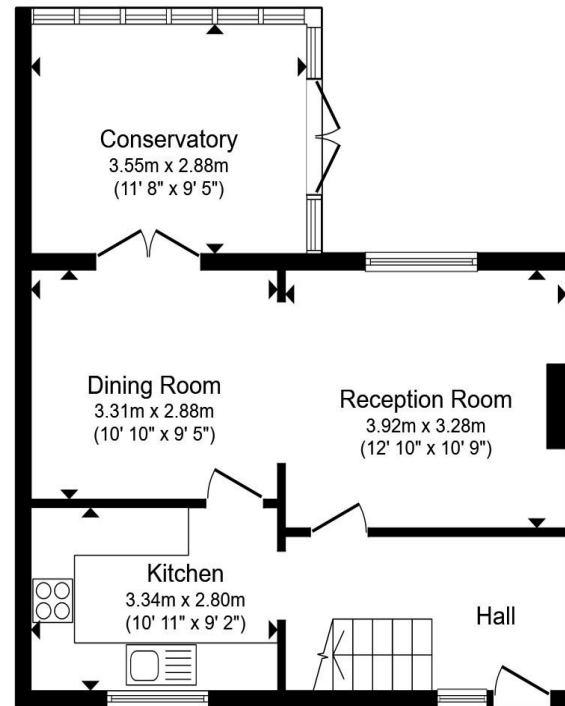
## Saxonfield, Coulby Newham Middlesbrough

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

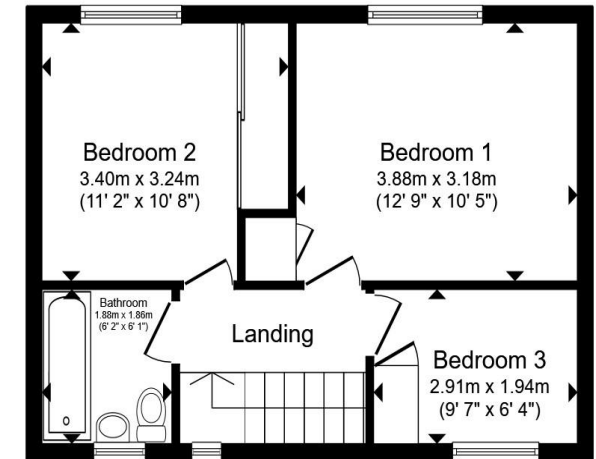
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

# £175,000



Ground Floor



First Floor

Total floor area 89.6 m<sup>2</sup> (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](http://www.propertybox.io)



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