

CROSSFIELDS, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TT



- ▲ A Spacious Two Bedroom Ground Floor Apartment
- ▲ Rarely Available on the Open Market
- ▲ Allocated Parking
- ▲ Security Intercom Entry System
- ▲ Private Rear Garden

- ▲ Master Bedroom with Full Length Fitted Wardrobes
- ▲ Modern Bathroom
- ▲ Spacious Living Room
- ▲ Smart Kitchen
- ▲ Cul-De-Sac Setting

Fixed Price £90,000

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79 Crossfields is a spacious and well-presented two-bedroom ground floor apartment with allocated parking space, security intercom entry system and a private rear garden. Internally the accommodation briefly comprises an entrance hall with large double storage cupboard, two spacious bedrooms, both with fitted wardrobes, spacious living room, smart fitted kitchen, and modern bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

COMMUNAL ENTRANCE HALL - With security intercom entry system.

ACCOMMODATION

ENTRANCE HALL - With double storage cupboard.

LIVING ROOM - 5.4m x 3.23m (17'9" x 10'7")
Feature fire surround with electric fire.

KITCHEN - 3.15m x 2.54m (10'4" x 8'4")
With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge and freezer and storage cupboard.

BEDROOM ONE - 3.23m x 4.11m (10'7" x 13'6")
With full width built-in wardrobes.

BEDROOM TWO - 3.18m x 2.2m (10'5" x 7'3")
With built-in wardrobes.

BATHROOM - 2.44m x 1.55m (8' x 5'1")
Modern white suite comprising bath with shower over and screen, vanity wash hand basin, low level WC, tiled floor, part tiled walls, and chrome heated towel rail.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING - Externally there is a block paved parking space to the front elevation.

GARDEN - Private Garden to the rear elevation with decked and gravelled area.

AGENTS NOTE: - Fees apply.

AGENTS REF: - DP/LS/COU090139/18052023

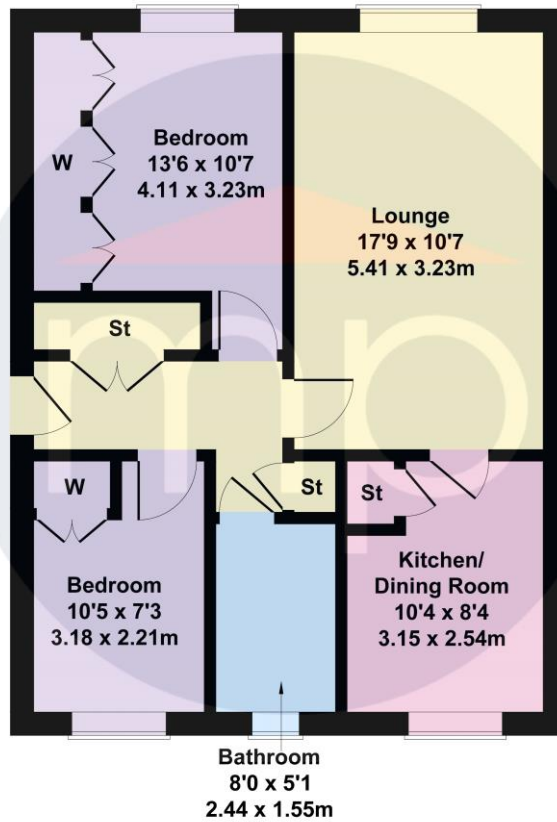
Council Tax Band: A **Tenure:** Leasehold

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Tel: **01642 955625**



Crossfields

Approximate Gross Internal Area
627 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	77
England, Scotland & Wales		EU Directive 2002/91/EC	



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