

WOODRUSH, COULBY NEWHAM, MIDDLESBROUGH, TS8 0XB



- ▲ A Two Bedroom Semi Detached House
- ▲ Ideal for a First Time Buyer
- ▲ Located within a Cul-De-Sac in the Popular of Coulby Newham
- ▲ Smart Fitted Kitchen

- ▲ Modern Bathroom
- ▲ Two Double Bedrooms
- ▲ Spacious Rear Garden
- ▲ Block Paved Driveway to Attached Garage
- ▲ Early Viewing Advised

£135,000

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42 Woodrush is a two bedroom semi-detached house located within a quiet cul-de-sac occupying a lovely plot with a block paved driveway leading to a single garage and a generous size rear garden. Internally the accommodation briefly comprises an entrance porch, lounge with staircase to the first floor, kitchen, two double first floor bedrooms and a modern bathroom.

Mains Utilities
 Gas Central Heating
 Mains Sewerage
 No Known Flooding Risk
 No Known Legal Obligations
 Standard Broadband & Mobile Signal
 No Known Rights of Way

Tenure - Freehold

Council Tax Band B

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 4.17m x 3.78m (13'8" x 12'5")
 With staircase to the first floor.

KITCHEN - 3.78m x 2.67m (12'5" x 8'9")
 With external door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.8m x 2.67m (12'6" x 8'9")

BEDROOM TWO - 3.8m x 2.62m (12'6" x 8'7")

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

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BATHROOM - 2.82m x 1.42m (9'3" x 4'8")

EXTERNALLY

PARKING & GARAGE

Externally there is a block paved driveway to the front elevation leading to a single garage.

GARDEN

To the rear there is a generous size garden mainly lawned with patio area.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DP/LS/COU190042/29022024

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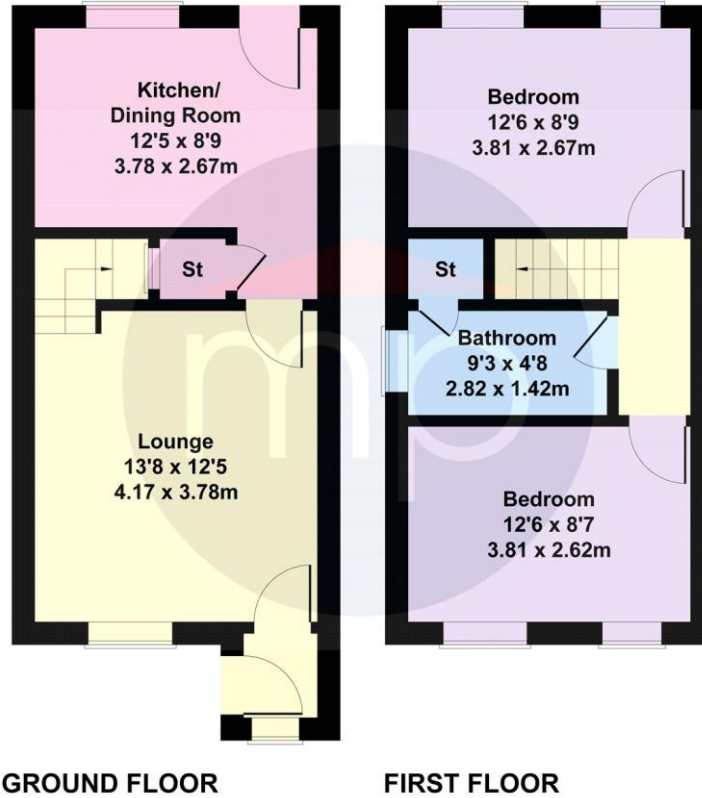
A photograph of the Michael Poole property consultants storefront at night. The shop has large glass windows displaying property listings and a prominent blue neon sign above the entrance that reads 'Michael Poole property consultants'.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

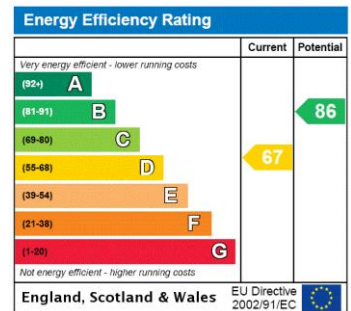
42 Woodrush

Approximate Gross Internal Area
648 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024
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.



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