

APPLEGARTH, COULBY NEWHAM, MIDDLESBROUGH, TS8 0UU



- ▲ An Individually Designed Detached Bungalow Offering 1,310 Sq. Ft of Accommodation Including the Garage
- ▲ Presented to a High Standard Throughout
- ▲ Three Bedrooms, All with Full Height Built-In Wardrobes
- ▲ En-Suite Shower Room & Modern Family Bathroom
- ▲ Two Reception Rooms
- ▲ Smart Fitted Kitchen with Shaker Design Units & Separate Utility
- ▲ Spacious Private Rear Garden & Block Paved Driveway to 19ft Garage
- ▲ Quiet Cul-De-Sac Setting Within an Exclusive Area of Applegarth Featuring an Array of Self Build Properties
- ▲ No Forward Chain

£340,000

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23 Applegarth is an individually designed self-build bungalow offering 1,310 sq. ft of accommodation and occupies a fabulous plot with a block paved driveway leading to a 19ft garage, lawned front garden and to the rear there is a large private garden with block paved patio area, lawn, and a fence boundary. Internally the accommodation briefly comprises a spacious entrance hall, three bedrooms, all with full height fitted wardrobe, master bedroom with modern en-suite shower room, separate modern family bathroom, living room with double doors opening to the dining room, kitchen, and utility room. Offered for sale with no forward chain, please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

BEDROOM ONE - 4.01m x 3.45m (13'2" x 11'4")
With full height fitted wardrobes and drawers under.

EN-SUITE SHOWER ROOM - 2.6m x 1.75m (8'6" x 5'9")
Modern suite comprising shower cubicle, low level WC, wash hand basin set in unit with storage under, LED lit mirror, tiled walls and floor and spotlighting.

BEDROOM TWO - 3.28m x 3.5m (10'9" x 11'6")
With full height fitted wardrobes and drawers under.

BEDROOM THREE - 3.15m (10'4") x 3.5m (11'6") into wardrobes
With full height fitted wardrobes and drawers under.

BATHROOM - 2.06m x 2.36m (6'9" x 7'9")
Modern suite comprising bath with shower over and screen, low level WC, wash hand basin with unit below, wall mounted LED mirror, tiled walls and floor, spotlighting and airing cupboard.

LIVING ROOM - 4.14m x 3.86m (13'7" x 12'8")
Fireplace with marble hearth and electric fire. French doors open to the private garden and double doors open to the dining room.

DINING ROOM - 4.11m x 3.15m (13'6" x 10'4")

KITCHEN - 3.1m x 2.34m (10'2" x 7'8")
With a smart range of shaker design fitted wall and floor units, complementing work surfaces, double oven and electric oven, integrated dishwasher, fridge, and freezer. Tiled floor, tiled splashbacks and LED spotlights.

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

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UTILITY ROOM - 3.1m x 1.63m (10'2" x 5'4")

With a smart range of shaker design units, complementing work surface, plumbing for washing machine and dryer, concealed combination central heating boiler, spotlighting and external door.

EXTERNALLY

Externally the property occupies a lovely plot within this exclusive area of Coulby Newham and sits in a quiet cul-de-sac with other self-build properties.

GARAGE - 5.92m x 2.51m (19'5" x 8'3")

There is a double block paved driveway leading to the garage with roller door, electric, light, and side access door.

GARDENS - Front garden laid to lawn and to the rear there is a lovely private garden with an extensive lawn, block paved patio and fence boundary.

AGENTS REF: - DP/LS/COU190088/25082023

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



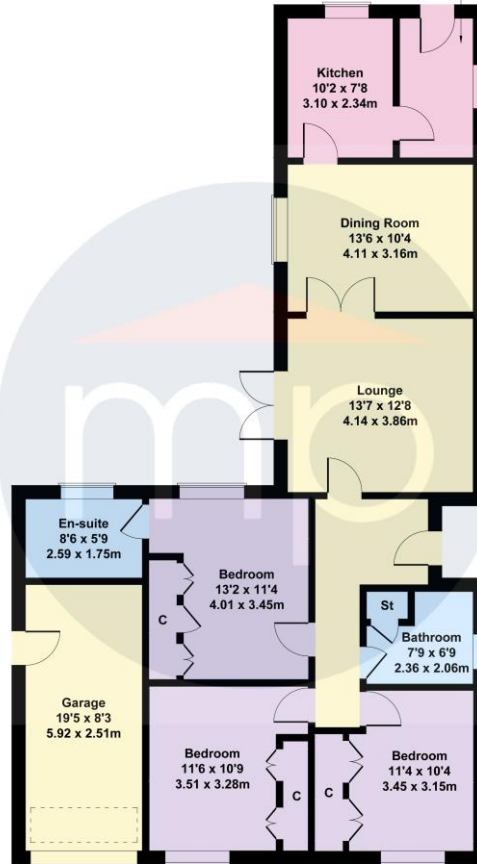
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23 Applegarth

Approximate Gross Internal Area
1310 sq ft - 122 sq m

Utility
10'2 x 5'4
3.10 x 1.63m



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		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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