

HOLLOWFIELD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RS



- ▲ A Fully Modernised Two Bedroom Semi Detached House
- ▲ Occupying A Generous Size Corner Plot Within a Quiet Cul-De-Sac
- ▲ Easy Access to Local Amenities
- ▲ Stunning Fitted Kitchen
- ▲ Living Room with French Doors to the Private Rear Garden
- ▲ Modern Family Bathroom
- ▲ Two Double Bedrooms
- ▲ Driveway to Garage & Rear Workshop

£140,000

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66 Hollowfield is a two-bedroom semi-detached house that has been modernised by the current owners and occupies a fabulous corner plot with a generous size private rear garden and a driveway to detached garage and rear workshop. Internally the accommodation briefly comprises a spacious modern fitted kitchen, living room with French doors to the private garden, two double bedrooms to the first floor and a 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

KITCHEN - 3.89m (max) x 3.05m (12'9" (max) x 10')

With a modern range of fitted wall and floor units, complementing work surfaces, electric oven, and gas hob with extractor over, plumbing for washing machine and dryer, space for fridge and freezer, staircase to the first floor and sliding doors give access to the living room.

LIVING ROOM - 3.7m x 3.89m (12'2" x 12'9")

With under stairs cupboard, laminate flooring, and French doors to the private rear garden.

FIRST FLOOR

BEDROOM ONE - 3.89m x 2.34m (12'9" x 7'8")

BEDROOM TWO - 3.89m x 2.34m (12'9" x 7'8")

BATHROOM - 1.96m x 1.9m (6'5" x 6'3")

Modern suite comprising bath with shower attachment, low level WC, pedestal wash hand basin and cladded walls and ceiling.

EXTERNALLY

PARKING - Externally the property is located within a cul-de-sac and features a driveway offering parking for

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approximately two cars to the front elevation leading to a detached garage with workshop to the rear.

GARAGE - 6.17m x 2.77m (20'3" x 9'1")

With power and light.

WORKSHOP - 4.78m x 2.77m (15'8" x 9'1")

With access to the side elevation, power, and light.

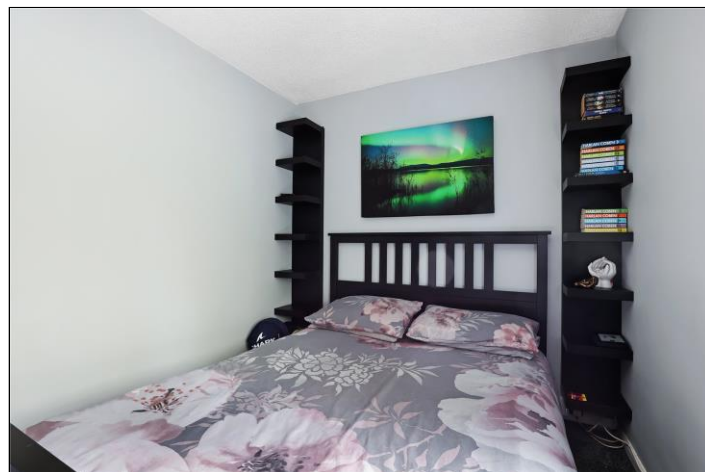
REAR GARDEN - To the rear there is a generous private garden offering easy maintenance with large patio area, astro turf, timber shed and fence boundary.

AGENTS REF: - DP/LS/GBH240011/29042024

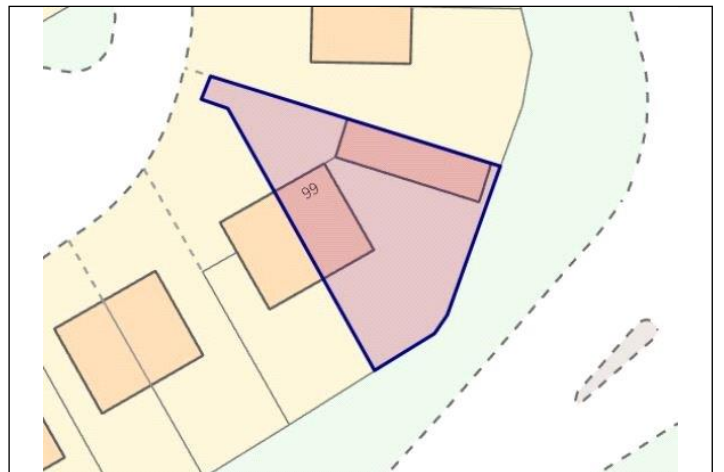
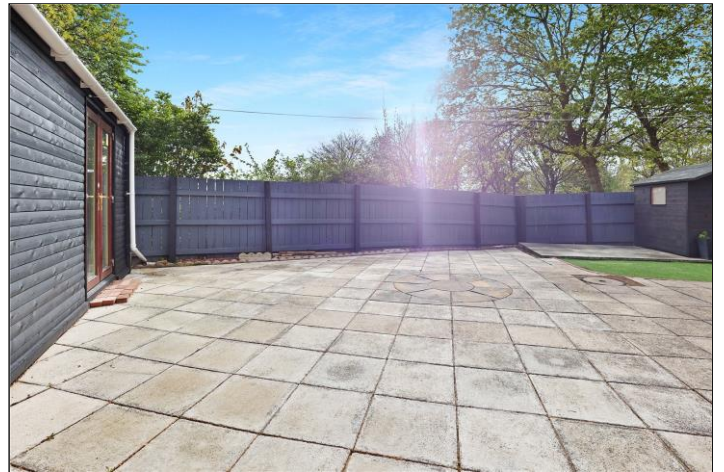
Council Tax Band: B **Tenure:** Freehold

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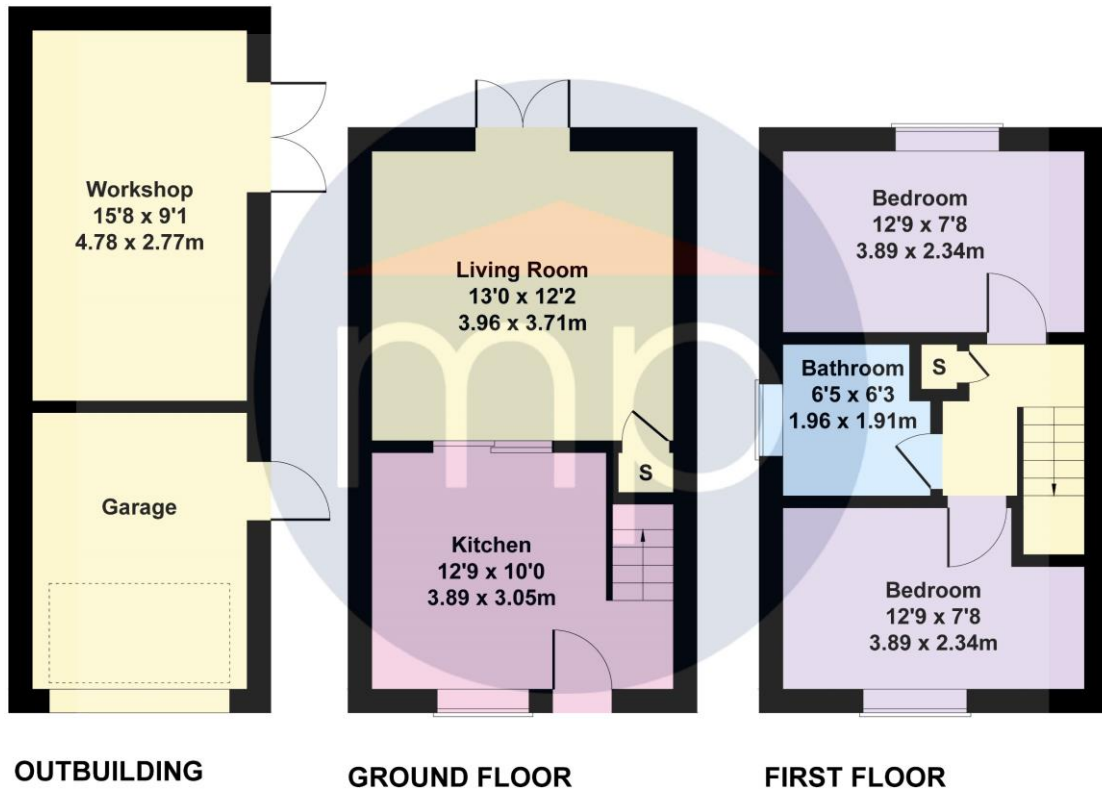


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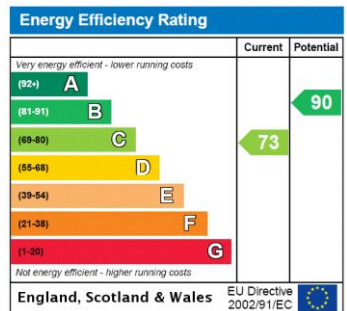
Hollowfield

Approximate Gross Internal Area
833 sq ft - 77 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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