

HAZELBANK, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TH



- ▲ No Chain
- ▲ Ideal Investment Opportunity
- ▲ A Well Presented Three Bedroom End Terraced House
- ▲ Popular Location Within Coulby Newham
- ▲ Offering Access to Local Amenities
- ▲ Spacious Well Presented Fitted Kitchen Diner
- ▲ 16ft Living Room
- ▲ Ground Floor WC
- ▲ Off Road Parking with Double Gates to the Rear Elevation
- ▲ Easy to Maintain Rear Garden with Astro Turf

£140,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



No Chain! Ideal Investment Opportunity!

35 Hazelbank is a well-presented and spacious three-bedroom end terrace house conveniently located offering easy access to local amenities and occupying a corner plot with garden to the front elevation, easy maintenance rear garden with astro turf and there is off road parking via double gates to the rear. Internally the accommodation briefly comprises a spacious entrance opening to the living room with French doors to the rear garden, rear porch, cloakroom/WC, and open plan kitchen diner with large storage cupboard. To the first floor there are three bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL - With staircase to the first floor.

CLOAKROOM/WC - 1.75m x 0.97m (5'9" x 3'2")
With low level WC and wash hand basin.

KITCHEN DINER - 4.11m x 3.58m (13'6" x 11'9")

With a range of fitted wall and floor units, complementing work surfaces, plumbing for washing machine and dryer, space for fridge freezer, tiled floor, tiled splashbacks, and large storage cupboard.

LIVING ROOM - 5.05m x 3.89m (16'7" x 12'9")

With large under stairs cupboard and French doors to the rear garden.

REAR PORCH - 1.12m x 1.55m (3'8" x 5'1")

With rear external door.

FIRST FLOOR

BEDROOM ONE - 4.11m x 3.43m (13'6" x 11'3")

BEDROOM TWO - 3.43m (11'3") x 4.98 (16'4") into wardrobe
With fitted wardrobe.

BEDROOM THREE - 2.29m x 2.97m (7'6" x 9'9")

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

www.michaelpoole.co.uk



HAZELBANK, TS8 0TH



BATHROOM - 2.62m x 2.16m (8'7" x 7'1")

White suite comprising corner bath, low level WC, pedestal wash hand basin and tiled walls.

EXTERNALLY

GARDENS & PARKING - Externally the property occupies a corner plot with front garden, double gates open to off road parking to the rear and there is a generous size, easy to maintain rear garden with astro turf and brick storage shed.

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

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625



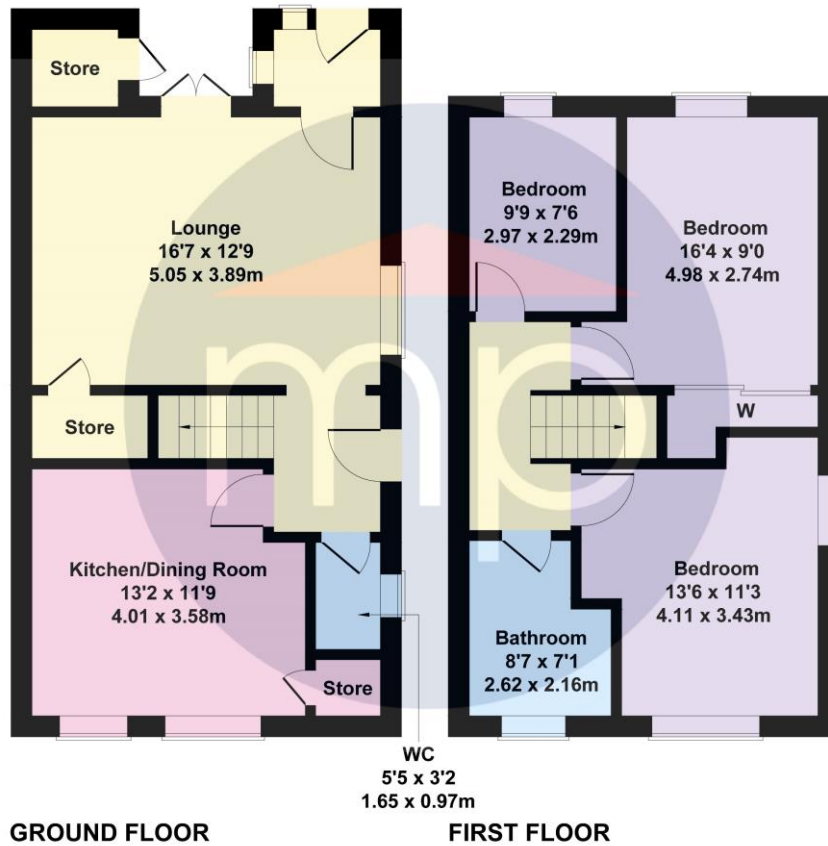
Do you have a property you need to sell before you can buy?

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

The image shows the storefront of Michael Poole property consultants at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The windows are illuminated from within, showing interior displays. The text is overlaid on a dark blue background at the bottom of the image.

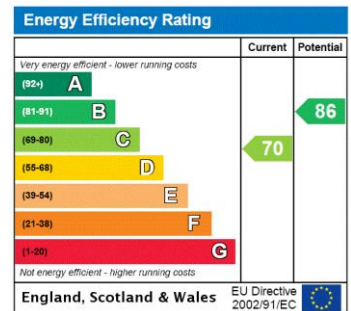
Hazelbank

Approximate Gross Internal Area
984 sq ft - 91 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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS