

ASH HILL, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SY



- ▲ A Well Presented & Modernised Two Bedroom End Terrace House
- ▲ Located Within a Cul-De-Sac in the Popular Area of Coulby Newham
- ▲ Offering Easy Access to Local Amenities
- ▲ Modern Fitted Kitchen
- ▲ Spacious Living Room with French Doors to the Enclosed Well Maintained Garden
- ▲ Two Double Bedrooms
- ▲ Modern Shower Room
- ▲ Early Viewing Advised

£125,000

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75 Ash Hill is a well-presented and modernised two bedroom end terrace house located within a cul-de-sac in this popular area of Coulby Newham. Externally there is an easy to maintain garden to the front elevation and an enclosed, well maintained garden to the rear. Internally the accommodation briefly comprises a modern fitted kitchen breakfast room, ground floor WC, spacious living room with French doors to the rear garden, two double bedrooms to the first floor and a modern shower room.

GROUND FLOOR

KITCHEN - 5.03m x 1.8m (16'6" x 5'11")

With a range of modern fitted wall and floor units, complementing work surfaces including a breakfast bar and integrated appliances include an induction hob with extractor over, double oven, fridge and freezer, dishwasher and washing machine. Spot lighting and vertical design radiator.

CLOAKROOM/WC

With wash hand basin, low level WC and skylight.

LOUNGE - 4.4m x 4.9m (14'5" x 16'1")

With laminate flooring, feature contemporary glass screen living flame effect fire with beam over and French doors open to the enclosed garden.

FIRST FLOOR

BEDROOM ONE - 2.9m x 4.42m (9'6" x 14'6")

With a range of fitted wardrobes, laminate flooring and large storage cupboard which can also be accessed from the landing.

BEDROOM TWO - 4.45m x 2.34m (14'7" x 7'8")

With laminate flooring.

SHOWER ROOM - 1.96m x 2.46m (6'5" x 8'1")

With a modern suite comprising double shower cubicle, vanity wash hand basin, low level WC, part tiled walls, and tiled floor.

TO VIEW: Tel: **01642 955625**

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EXTERNALLY

GARDENS

Externally there is a slate covered hardstanding area to the front elevation and a side storage area. To the rear there is an enclosed garden that has been well maintained and offers a decked area with pergola, lawn and planted borders.

AGENTS REF: - DP/LS/NUN210635/06122023

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

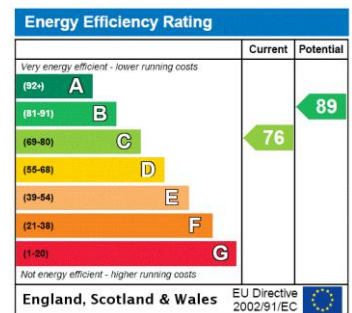


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