

THE COVERT, COULBY NEWHAM, MIDDLESBROUGH, TS8 0WN

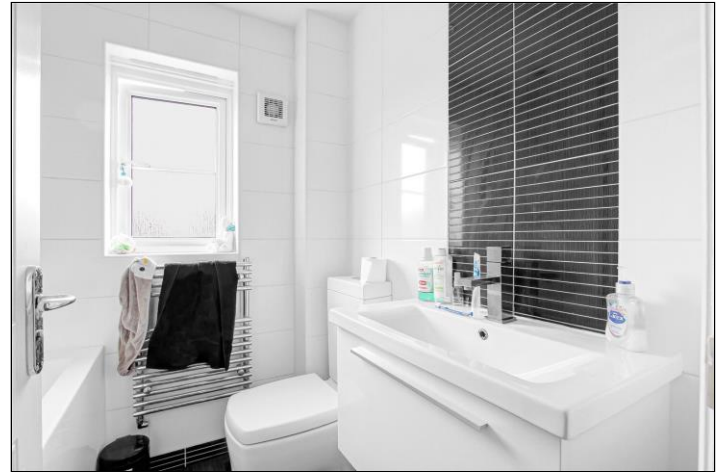


- ▲ Modern Three Storey Four Bedroom Semi Detached House
- ▲ Refurbished Throughout to a High Standard with No Expense Spared
- ▲ Under Floor Heating to Kitchen, Lounge & Conservatory
- ▲ Superb Modern Fitted Kitchen
- ▲ 13ft plus UPVC Double Glazed Conservatory
- ▲ Modern Family Bathroom with Spa Bath
- ▲ Master Bedroom with Fitted Wardrobes, Dressing Area & Modern Shower Room
- ▲ Driveway & Single Garage
- ▲ Ground Floor Cloakroom/WC

£215,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



51 The Covert is a modern three storey four bedroom semi-detached house benefiting from a superb, fitted kitchen, UPVC double glazed Conservatory, under floor heating to kitchen, lounge and conservatory, modern family bathroom with spa bath and a spacious master bedroom to the second floor with fitted wardrobes, dressing area and modern en-suite shower room.

LOUNGE - 5.03m (16'6") into alcove x 4.55m (14'11")
With oak flooring, under floor heating, attractive fire surround with marble insert and electric fire, storage cupboard and French doors to

CONSERVATORY - 3.8m x 4.01m (12'6" x 13'2")
With porcelain tiled flooring, under floor heating and side French doors.

GROUND FLOOR

ENTRANCE HALL - With oak flooring.

CLOAKROOM/WC - 1.73m x 0.91m (5'8" x 3')
With modern refurbished suite comprising contemporary wash hand basin, low level WC, tiled walls and floor and chrome heated towel rail.

KITCHEN - 3.78m (12'5") into bay x 2.46m (8'1")
Featuring a range of modern refurbished wall and floor units with complementary work surfaces, integrated appliances including electric oven with four ring hob and extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, spotlighting, tiled splash backs and under floor heating.

FIRST FLOOR

LANDING - With airing cupboard.

FAMILY BATHROOM - Fabulous suite comprising spa bath, low level WC, wash hand basin, tiled walls, Karndean flooring and chrome heated towel rail.

BEDROOM TWO - 4.45m (14'7") into wardrobes x 2.54m (8'4")
Built-in wardrobes with sliding doors.

BEDROOM THREE - 3.68m (12'1") into alcove x 2.57m (8'5")

BEDROOM FOUR - 2.64m x 1.9m (8'8" x 6'3")
With Amtico flooring.

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

www.michaelpoole.co.uk



THE COVERT, TS8 0WN

SECOND FLOOR

MASTER BEDROOM - 4.88m (16') x 4.55m (14'11") into alcove

With a range of modern fitted wardrobes and storage cupboard. Opening to.....

DRESSING AREA - 2m x 2.13m (6'7" x 7')

With built-in dressing table and spotlighting.

EN-SUITE SHOWER ROOM - 1.93m x 1.68m (6'4" x 5'6")

Modern refurbished white suite comprising shower cubicle, low level WC, wash hand basin, tiled walls, Karndean flooring and chrome heated towel rail.

EXTERNALLY

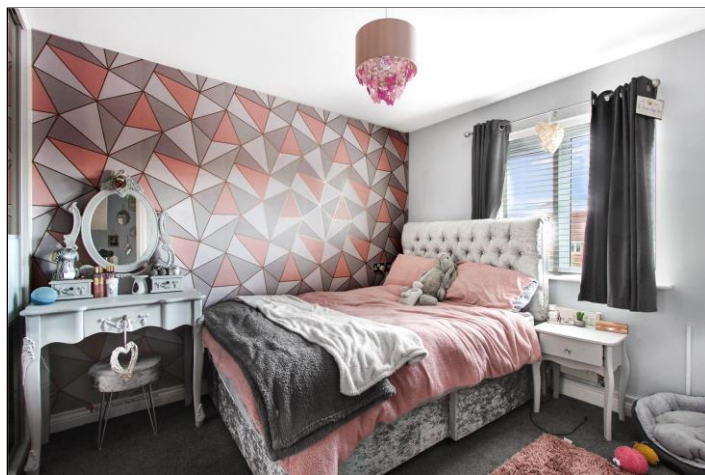
GARDENS & GARAGE - Driveway leading to a single garage with up and over door, electric and lighting, central heating boiler and rear courtesy door. Delightful rear garden laid to lawn with printed concrete patio area.

AGENTS REF: - DP/LS/NUN210810/21122023

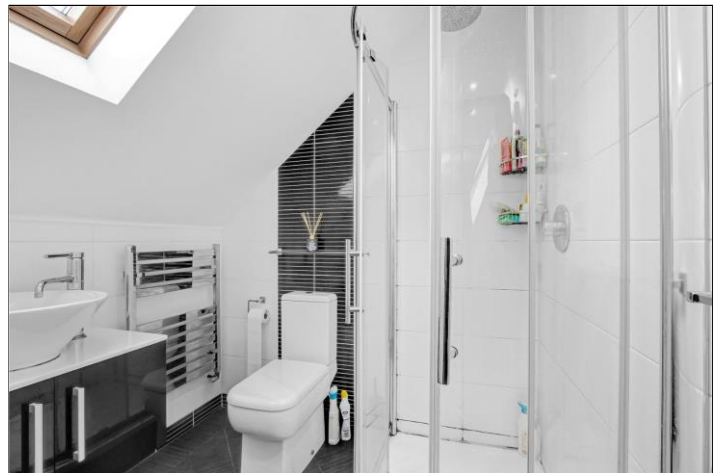
Council Tax Band: C **Tenure:** Freehold

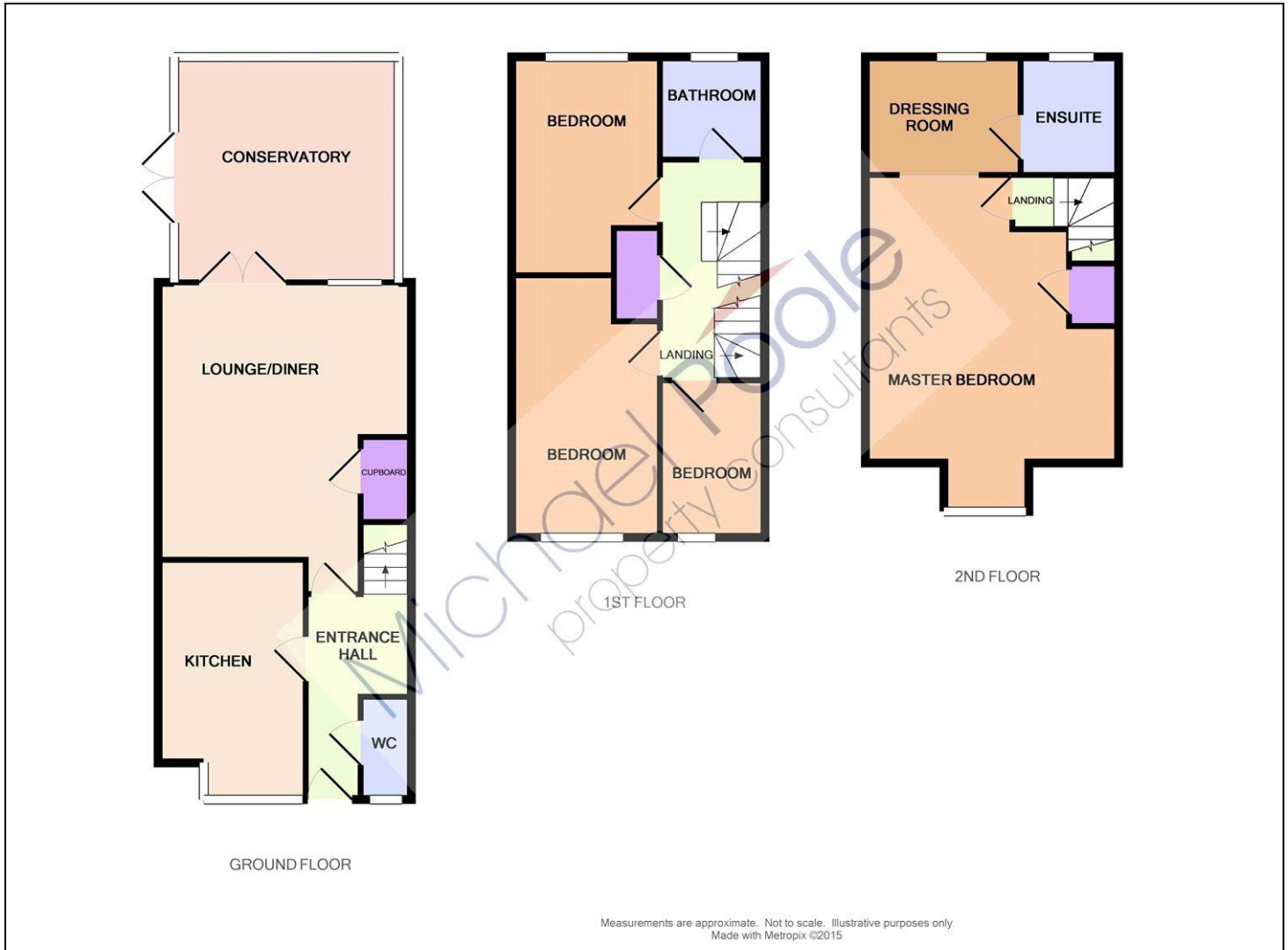
TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



THE COVERT, TS8 0WN





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		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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