

BLACKTHORN, COULBY NEWHAM, MIDDLESBROUGH, TS8 0XD

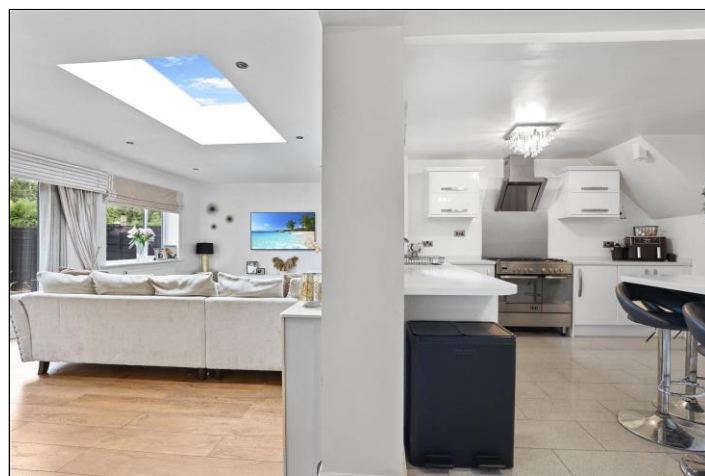
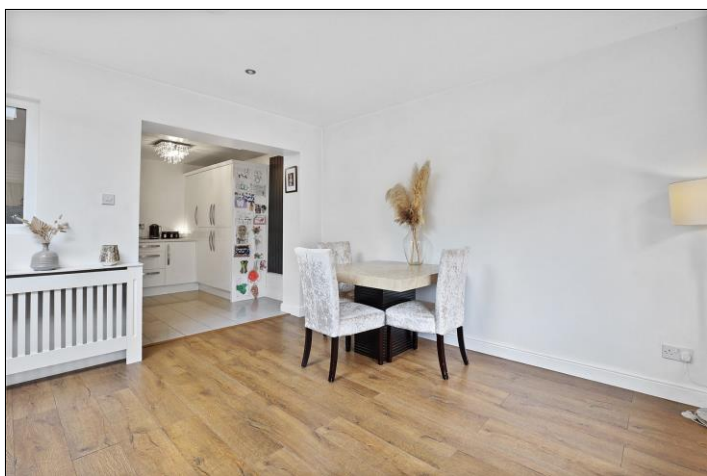


- ▲ A Stunning Four Bedroom Detached House Located in the Popular Area of Coulby Newham
- ▲ Extended to the Rear to Offer a 25ft Plus Family Dining Area Opening to a Modern Fitted Kitchen
- ▲ Separate Living Room
- ▲ Spacious Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Block Paved Driveway to Garage
- ▲ Private Well Maintained Rear Garden
- ▲ A Perfect Family Home in a Perfect Location
- ▲ Offering Easy Access to Local Amenities & the Popular Kings Academy

£285,000

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48 Blackthorn is a well-presented and spacious extended detached residence located in a popular area of Coulby Newham. The property occupies a lovely plot with a block paved driveway offering parking for two to three cars leading to a single garage and to the rear there is a private, well-maintained garden. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, separate living room and modern fitted kitchen opening to a large 25ft plus family dining area with access to a small bar area and utility cupboard. To the first floor there are four generous size bedrooms, master with modern en-suite shower room and separate modern family 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

ENTRANCE HALL

CLOAKROOM/WC

With low level WC and wash hand basin.

LOUNGE - 4.42m x 3.48m (14'6" x 11'5")

With feature panelled wall.

KITCHEN - 5.38m x 3.58m (17'8" x 11'9")

With a stunning range of modern fitted wall and floor units, breakfast bar, range style cooker with contemporary extractor over, integrated fridge and freezer, dishwasher and washing machine, tiled flooring, feature design radiator and opening to ...

FAMILY DINING ROOM - 7.82m x 3.89m (25'8" x 12'9")

A spacious room ideal for entertaining and featuring a large glass skylight flooding the room with natural light, engineered hardwood flooring, spotlighting and French doors open to the private garden.

BAR AREA - 1.7m x 1.24m (5'7" x 4'1")

With utility style storage cupboard and internal door to the garage.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

BEDROOM ONE - 4.67m x 3.15m (15'4" x 10'4")

EN-SUITE SHOWER ROOM - 2.64m x 1.55m (8'8" x 5'1")

Modern suite comprising walk-in shower area, floating wash hand basin, low level WC, tiled floor and part tiled walls.

BEDROOM TWO - 2.67m x 2.46m (8'9" x 8'1")

With built-in storage.

BEDROOM THREE - 3.86m (max) x 3.43m (12'8" (max) x 11'3")

BEDROOM FOUR - 2.64m x 2.36m (max) (8'8" x 7'9" (max))

BATHROOM - 2.06m x 1.68m (6'9" x 5'6")

Modern suite comprising bath with shower over and screen, modern vanity style basin, low level WC and part tiled walls.

EXTERNALLY

PARKING

Externally there is a block paved driveway to the front elevation offering off road parking for two to three cars and leading to the garage.

GARAGE - 4.27m x 2.44m (14' x 8')

With internal courtesy door.

REAR GARDEN

Spacious and private well maintained rear garden with patio area, raised sleeper borders and lawn.

AGENTS REF: - DP/LS/NUN230214/30082024

Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 955625**



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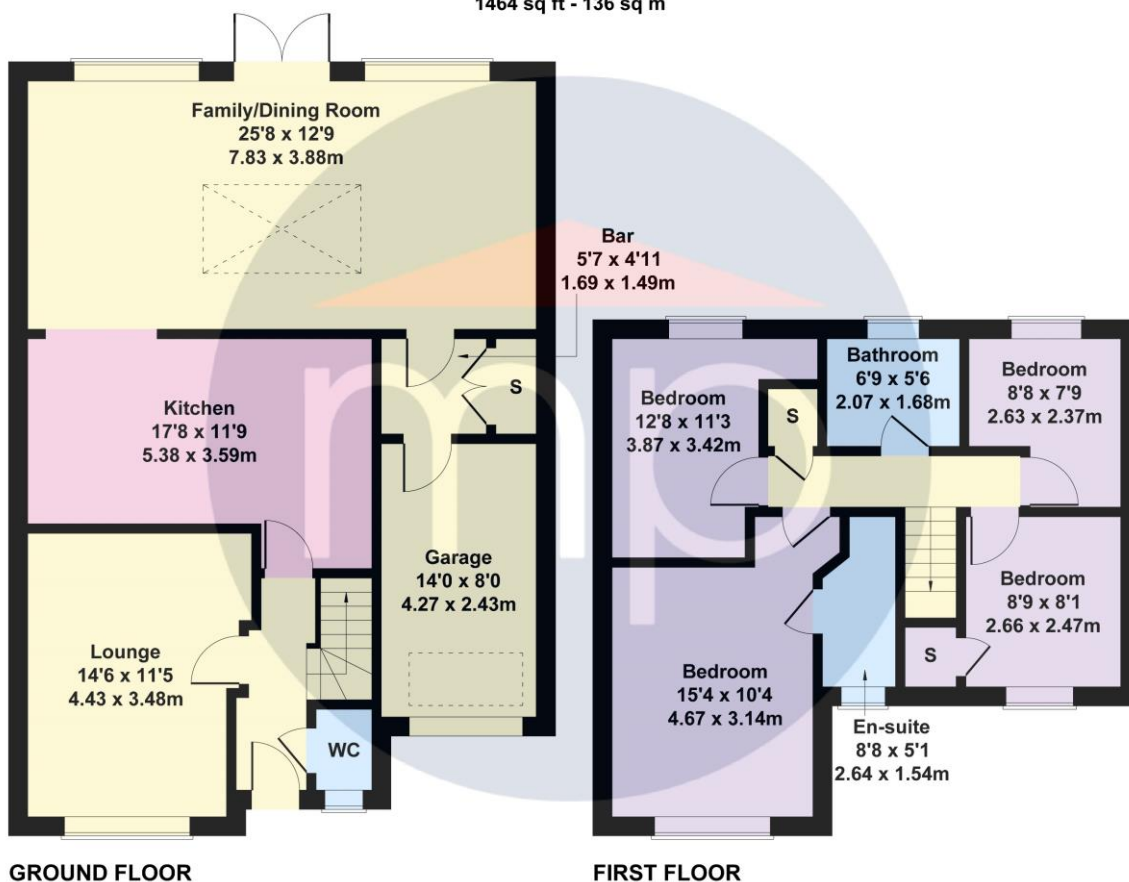


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48 Blackthorn

Approximate Gross Internal Area
1464 sq ft - 136 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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		



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