

## WOODVALE, COULBY NEWHAM, MIDDLESBROUGH, TS8 0SH



- ▲ A Generous Size Four Bedroom Detached House
- ▲ Located on a Prime Residential Road in Coulby Newham
- ▲ Occupying a Fabulous Plot with a Generous Size Private Rear Garden
- ▲ Driveway Offering Ample Off Road Parking
- ▲ 18ft Plus Bay Windowed Living Room & Modern Fitted Kitchen
- ▲ Dining Room Opening to Conservatory Enjoying Pleasant Views Over the Rear Garden
- ▲ Cloakroom/WC
- ▲ Four Double Bedrooms, Master with En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Part Converted Garage Now Offering a Study
- ▲ Early Viewing Advised

**£295,000**

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47 Woodvale is a generous size four bedroom detached home located within this popular area of Coulby Newham, occupying a lovely plot with a generous size private rear garden and ample off road parking leads to the one and a quarter garage. Internally the accommodation briefly comprises a spacious entrance hall, study, cloakroom/WC, modern fitted kitchen, spacious living room and dining room opening to a conservatory. To the first floor there are four double bedrooms, master with en-suite shower room 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**

#### **ENTRANCE HALL**

With staircase to the first floor.

**STUDY - 2.9m x 2.62m (9'6" x 8'7")**

**CLOAKROOM/WC - 1.73m x 1.88m (5'8" x 6'2")**

With low level wash hand basin, wash hand basin and part tiled walls.

**LIVING ROOM - 5.54m (18'2") plus bay x 3.86m (12'8")**

A spacious living room with feature fire surround with inset fire and double doors opening to the dining room.

**DINING ROOM - 3.07m x 3.73m (10'1" x 12'3")**

With laminate flooring, French doors to the rear elevation and opening to the conservatory.

**CONSERVATORY - 3.7m x 4.11m (12'2" x 13'6")**

With laminate flooring and side external door.

**KITCHEN - 4.11m x 3.07m (13'6" x 10'1")**

With a modern range of fitted wall and floor units, complementing work surfaces, breakfast bar, space for American style fridge freezer, integrated dishwasher, double oven, microwave, hob with extractor over, concealed Baxi central heating boiler and side external door.

### **FIRST FLOOR**

**BEDROOM ONE - 3.86m x 3.78m (12'8" x 12'5")**

With built-in wardrobes.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **EN-SUITE SHOWER ROOM - 2.2m x 1.42m (7'3" x 4'8")**

Comprising shower cubicle, low level WC, pedestal wash hand basin and tiled walls.

### **BEDROOM TWO - 2.9m x 4.06m (9'6" x 13'4")**

### **BEDROOM THREE - 3.12m x 2.9m (10'3" x 9'6")**

### **BEDROOM FOUR - 3.05m x 2.6m (10' x 8'6")**

### **FAMILY BATHROOM - 2.06m (6'9") (max) x 3.15m (10'4") (max)**

Modern suite comprising bath, low level WC, wash hand basin, shower cubicle, and tiled walls.

### **EXTERNALLY**

### **GARAGE - 5.3m (max) x 5.28m (17'5" (max) x 17'4")**

Externally a generous size driveway leads to the one and a quarter garage with external courtesy door.

### **GARDENS**

Front garden laid to lawn. To the rear there is a generous size private garden laid to lawn with decked area, spacious patio, and fence and tree boundaries.

**AGENTS REF:** - DP/LS/NUN230527/25032024

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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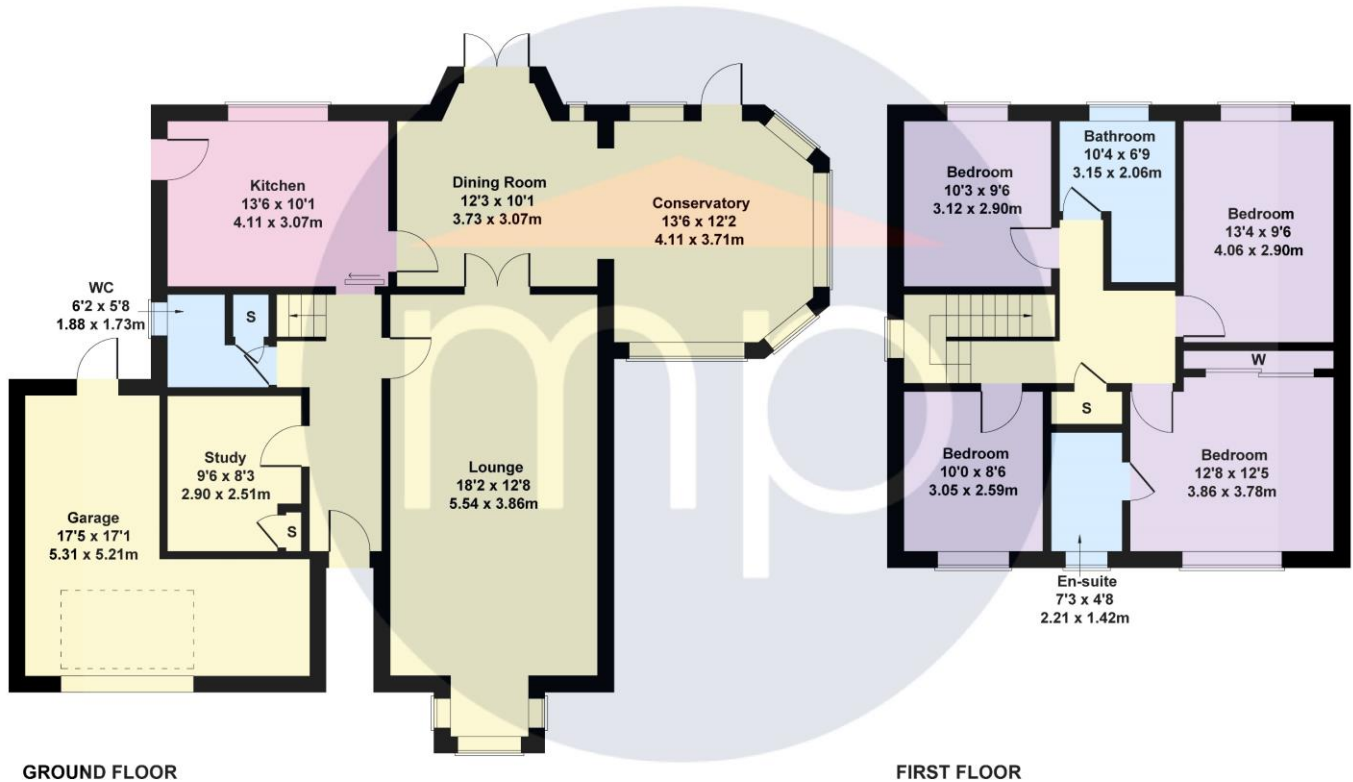


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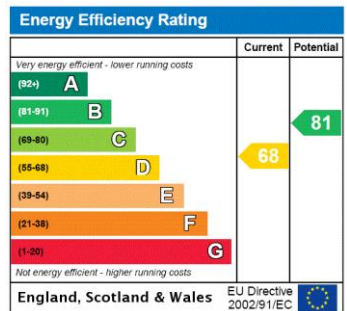
**Woodvale**

Approximate Gross Internal Area  
1887 sq ft - 175 sq m



Not to Scale. Produced by The Plan Portal 2024  
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