

## BEECHFIELD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TY



- ▲ A Beautifully Presented & Extended Two Bedroom Semi Detached House
- ▲ Two Spacious Reception Rooms
- ▲ Large Block Paved Driveway to Single Garage
- ▲ Two Generous Size Bedrooms

- ▲ Modern Bathroom
- ▲ Enclosed South Facing Rear Garden
- ▲ Ideal for First Time Buyer
- ▲ Popular Location in Coulby Newham

**£145,000**

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50 Beechfield occupies a good size plot with an extensive block paved driveway leading to an attached garage, open plan front garden and an enclosed south facing rear garden mainly laid to lawn with patio. The property is located within a popular road in Coulby Newham and internally briefly comprises an entrance hall with storage cupboard, smart fitted kitchen, living room opening to an extended reception room enjoying views over the rear garden and a featuring an internal courtesy door to the garage. To the first floor there are two double bedrooms and a modern bathroom. Early viewing is advised to avoid disappointment.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With laminate flooring and staircase to the first floor.

#### **KITCHEN - 2.64m x 2m (8'8" x 6'7")**

With a range of fitted wall and floor units, complementing work surfaces, electric oven, and gas hob with extractor over, space for fridge and freezer and plumbing for dishwasher and washing machine.

#### **LIVING ROOM - 3.2m x 4.62m (10'6" x 15'2")**

With laminate flooring and storage cupboard. Opening to ...

#### **ADDITIONAL RECEPTION ROOM/FAMILY ROOM - 4.27m x 2.44m (14' x 8')**

Enjoying views over the south facing garden, laminate flooring, French doors opening to the garden and internal courtesy door to the garage.

### **FIRST FLOOR**

#### **BEDROOM ONE - 3.07m x 2.77m (10'1" x 9'1")**

#### **BEDROOM TWO - 2.74m x 2.29m (9' x 7'6")**

#### **BATHROOM - 1.98m x 2.08m (6'6" x 6'10")**

Modern suite comprising contemporary vanity wash hand basin, low level WC, bath with shower over and part tiled walls.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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# BEECHFIELD, TS8 0TY

## **EXTERNALLY**

### **PARKING & GARAGE**

A block paved driveway leads to a single garage.

### **GARDENS**

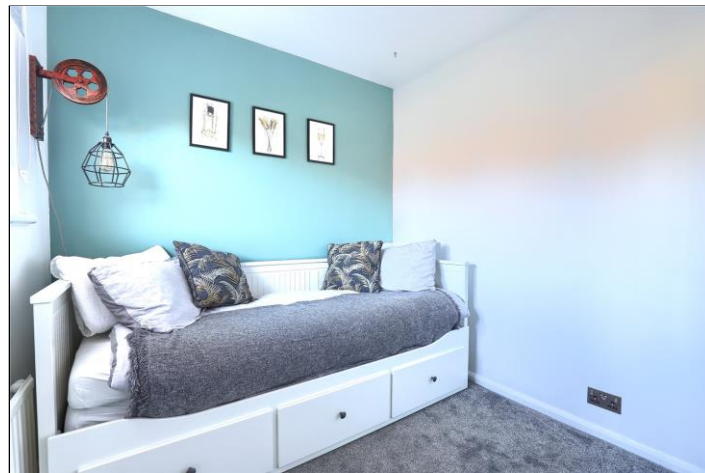
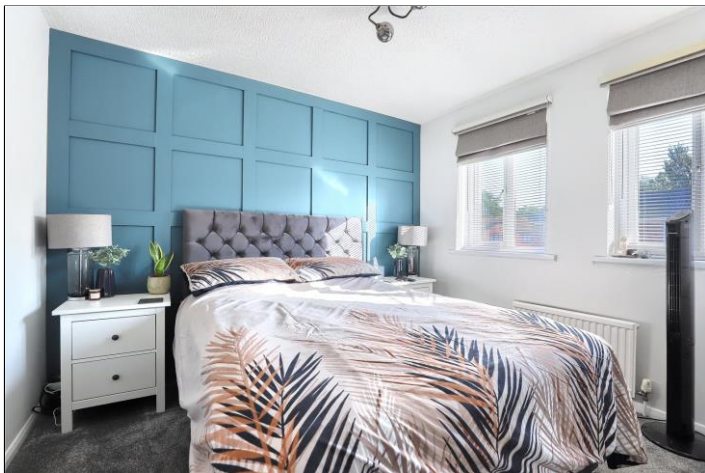
Open plan front garden. To the rear there is an enclosed south facing garden mainly laid to lawn with well stocked borders and patio.

**AGENTS REF:** - DP/LS/NUN230752/21092023

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

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

Tel: **01642 955625**





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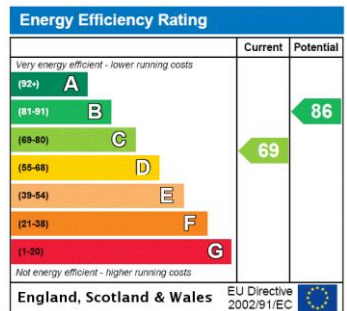


50 beechfield



Not to Scale. Produced by The Plan Portal 2023  
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