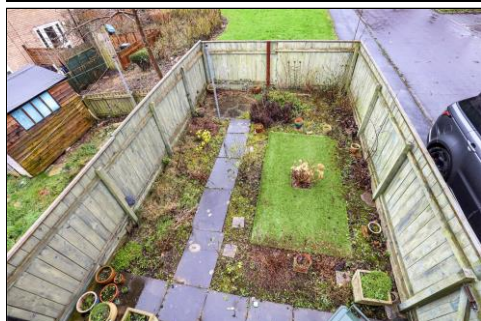


LONGHIRST, COULBY NEWHAM, MIDDLESBROUGH, TS8 0TD



- ▲ One Bedroom Semi Detached House
- ▲ Popular Location Within Coulby Newham
- ▲ Smart Fitted Kitchen
- ▲ Spacious Living Room with Access to the Rear Garden

- ▲ One Double Bedroom
- ▲ Cul-De-Sac Setting
- ▲ Easy Access to Local Amenities Including the Parkway Shopping Centre
- ▲ No Forward Chain

£90,000

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Michael Poole
sales | lettings | auctions



A one bedroom semi-detached house located within a quiet cul-de-sac in the popular area of Coulby Newham and offered for sale with no forward chain. Externally there is a generous size enclosed garden to the rear elevation and internally the accommodation briefly comprises an entrance hall, smart fitted kitchen, and spacious living room. To the first floor there is a double bedroom, bathroom, and ample storage. Please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE HALL

KITCHEN - 2.92m x 2.34m (9'7" x 7'8")

With a smart range of fitted wall and floor units, complementary work surfaces, electric oven, and electric hob with extractor over, plumbing for washing machine and large storage cupboard.

LIVING ROOM - 4.37m x 3.86m (14'4" x 12'8")

With fire, single access door to the enclosed rear garden and staircase to the first floor.

FIRST FLOOR

LANDING - With two storage cupboards.

BEDROOM - 4.4m x 2.87m (14'5" x 9'5")

BATHROOM - 2.34m x 1.98m (7'8" x 6'6")

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

EXTERNALLY

GARDEN

To the rear there is a generous fence enclosed garden.

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

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LONGHIRST, TS8 0TD



AGENTS REF: - DP/LS/NUN230983/30012024

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

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Tel: 01642 955625

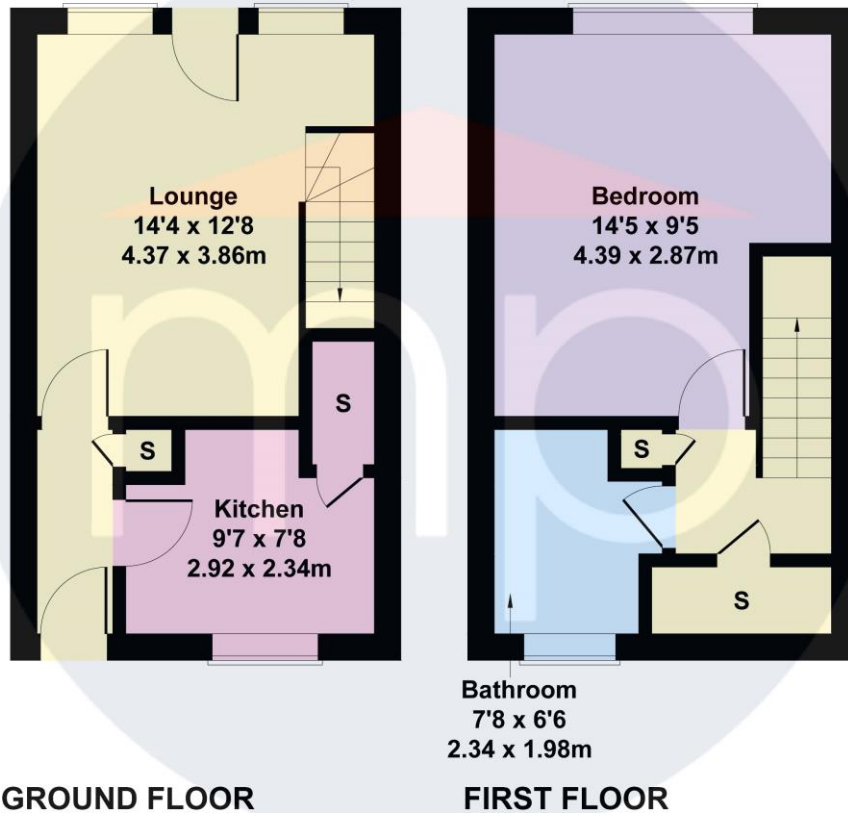
A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The storefront features large glass windows displaying property listings and information. The interior is lit up, and the overall scene is illuminated by the blue neon light.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

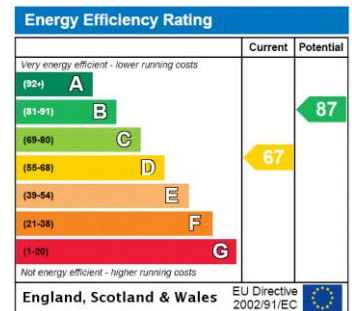
Longhurst

Approximate Gross Internal Area
570 sq ft - 53 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.



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