

# THISTLE RISE, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RG



- ▲ A Spacious Three Bedroom End Terrace House
- ▲ Cul-De-Sac Setting
- ▲ Easy Access to Local Amenities, A174 & A19
- ▲ Fitted Kitchen Opening to Dining Area & Leading to a Spacious Living Room

- ▲ Private Enclosed Rear Garden
- ▲ Three Double Bedrooms
- ▲ Smart Family Bathroom
- ▲ Ground Floor Cloakroom/WC

**£125,000**

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29 Thistle Rise is a spacious and well-presented three-bedroom end terrace house occupying a delightful plot with a front garden and enclosed private rear garden with patio area. Internally the accommodation briefly comprises an entrance hall with cloakroom/WC and staircase to the first floor, fitted kitchen opening to a dining area and leading to a living room. To the first floor there are three double bedrooms and a smart family bathroom. Early viewing is advised.

**GROUND FLOOR**

**ENTRANCE HALL** - With tiled floor and staircase to the first floor.

**CLOAKROOM/WC** - With low level WC, wash hand basin and tiled floor.

**KITCHEN - 3.7m x 2.84m (12'2" x 9'4")**  
With a range of fitted wall and floor units, complementing work surfaces, integrated appliances, external rear door and opening to the dining room.

**DINING ROOM - 2.87m x 2.57m (9'5" x 8'5")**  
With laminate flooring and opening to the living room.

**LIVING ROOM - 3.56m x 3.3m (11'8" x 10'10")**  
With laminate flooring and feature fire surround with inset fire.

**FIRST FLOOR**

**BEDROOM ONE - 3.56m x 3.48m (11'8" x 11'5")**

**BEDROOM TWO - 3.4m x 2.92m (11'2" x 9'7")**

**BEDROOM THREE - 3.05m (max) x 2.87m (10' (max) x 9'5")**  
10'0 (max) x 9'5

**BATHROOM - 3.02m x 1.63m (9'11" x 5'4")**  
White suite comprising bath, shower cubicle, low level WC, pedestal wash hand basin and PVC clad walls and ceiling with spotlighting.

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

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**EXTERNALLY**

**GARDENS** - Enclosed private garden to the rear mainly laid to lawn with patio area and brick storage shed.

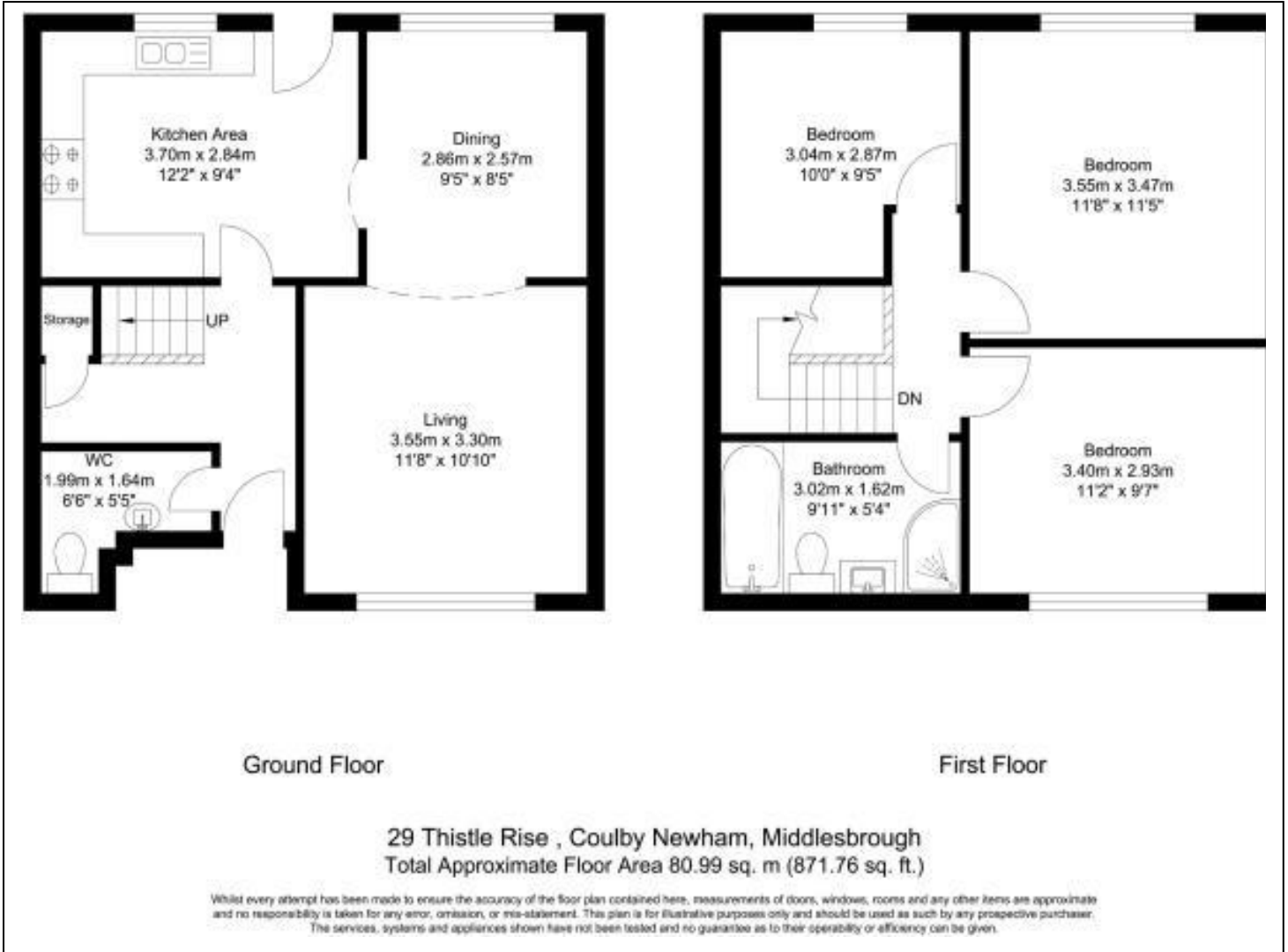
**AGENTS REF:** - DP/LS/NUN220646/15092022

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

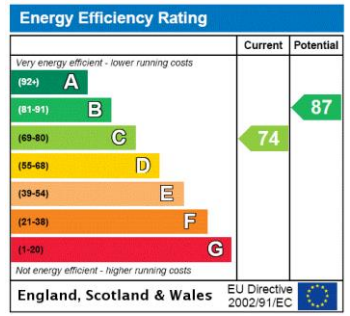
**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**





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