

# CRANBERRY, COULBY NEWHAM, MIDDLESBROUGH, TS8 0XQ



- ▲ A Two Bedroom Semi Detached House Located Within This Popular Area of Coulby Newham
- ▲ Occupying a Generous Size Plot with Ample Parking to the Front & Side Elevation
- ▲ Enclosed Rear Garden

- ▲ Modern Fitted Kitchen Diner
- ▲ Conservatory
- ▲ Two Double Bedrooms
- ▲ Modern Family Bathroom
- ▲ Conveniently Located for Good Access to Local Amenities

**£145,000**

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40 Cranberry is a well-presented two-bedroom semi-detached house occupying a lovely plot within this popular area of Coulby Newham and features ample off road parking to the front and side elevations and an enclosed rear garden. Internally the accommodation briefly comprises an entrance porch, entrance hall, lounge, modern kitchen diner and conservatory. To the first floor there are two double bedrooms, both with ample storage and a 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 PORCH**

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

##### **LOUNGE - 4.14m x 3.25m (13'7" x 10'8")**

With under stairs cupboard and double doors to the kitchen diner.

##### **KITCHEN DINER - 4.32m x 2.82m (14'2" x 9'3")**

With a modern range of fitted wall and floor units, complementing work surfaces, integrated electric oven, electric hob with extractor over, fridge and freezer, plumbing for washing machine, tiled splashbacks, and double doors to the conservatory.

##### **CONSERVATORY - 2.87m x 2.36m (9'5" x 7'9")**

With side access door.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 4.32m x 3.56m (14'2" x 11'8")**

With two large built-in storage cupboards.

##### **BEDROOM TWO - 3.3m x 2.4m (10'10" x 7'10")**

With built-in cupboard.

##### **BATHROOM - 2.34m x 1.83m (7'8" x 6')**

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

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## EXTERNALLY

**PARKING & GARDENS** - Externally the property occupies a generous size plot with ample off road parking to the front and side elevations and there is an enclosed garden to the rear and side aspect with gated access.

**AGENTS REF:** - DP/LS/NUN240280/19032024

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

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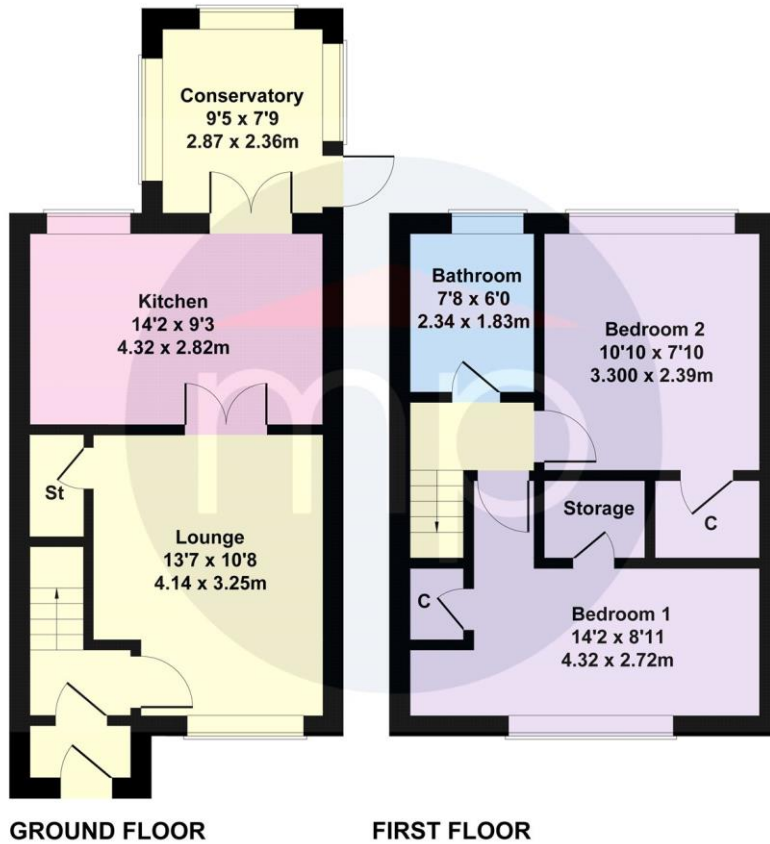
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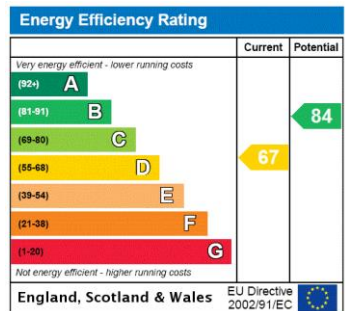
### Cranberry

Approximate Gross Internal Area  
810 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024  
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