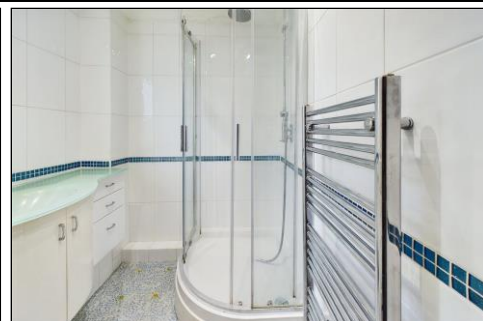


SUNNYSIDE, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RA



- ▲ No Onward Chain
- ▲ Modern Kitchen
- ▲ Modern Shower Room

- ▲ Generous Size Lounge Dining Room
- ▲ Good Size Double Bedroom
- ▲ Own Private Garden

£75,000

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This one bedroom first floor flat would make a tidy little investment or a lovely home of your own. There is a nice modern kitchen and modern shower room, good size lounge and bedroom, and the added advantage of having its own private garden. Offered to the market with no onward chain, so be quick before this one is snapped up.

GROUND FLOOR

ENTRANCE

With UPVC double glazed door to the front and stairs leading to the first floor landing.

FIRST FLOOR

LANDING

With boiler/storage cupboard.

LOUNGE - 4.11m x 3.28m (13'6" x 10'9")

With UPVC double glazed window to the front and radiator.

KITCHEN - 2.77m x 2.72m (9'1" x 8'11")

With UPVC double glazed window to the front, radiator, and a range of fitted base and wall units with contrasting worktops, integrated oven, and hob with extractor over, sink with mixer tap, and space for a washing machine and fridge.

BEDROOM - 4.11m x 3.25m (13'6" x 10'8")

With UPVC double glazed window to the rear and radiator.

SHOWER ROOM - 1.98m x 1.75m (6'6" x 5'9")

With UPVC double glazed obscure glass window to the rear, a nice modern suite comprising curved corner shower unit with integrated shower over, vanity unit incorporating toughened glass wash hand basin with mixer tap and storage solutions, low level WC, and heated towel rail.

EXTERNALLY

PARKING

To the front there is a communal parking area.

GARDEN

To the side of the property there is a good size garden mainly laid to lawn with substantial fencing, timber shed and personal access gate to the front.

AGENTS REF: - JW/LS/NUN240318/15042024

Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on

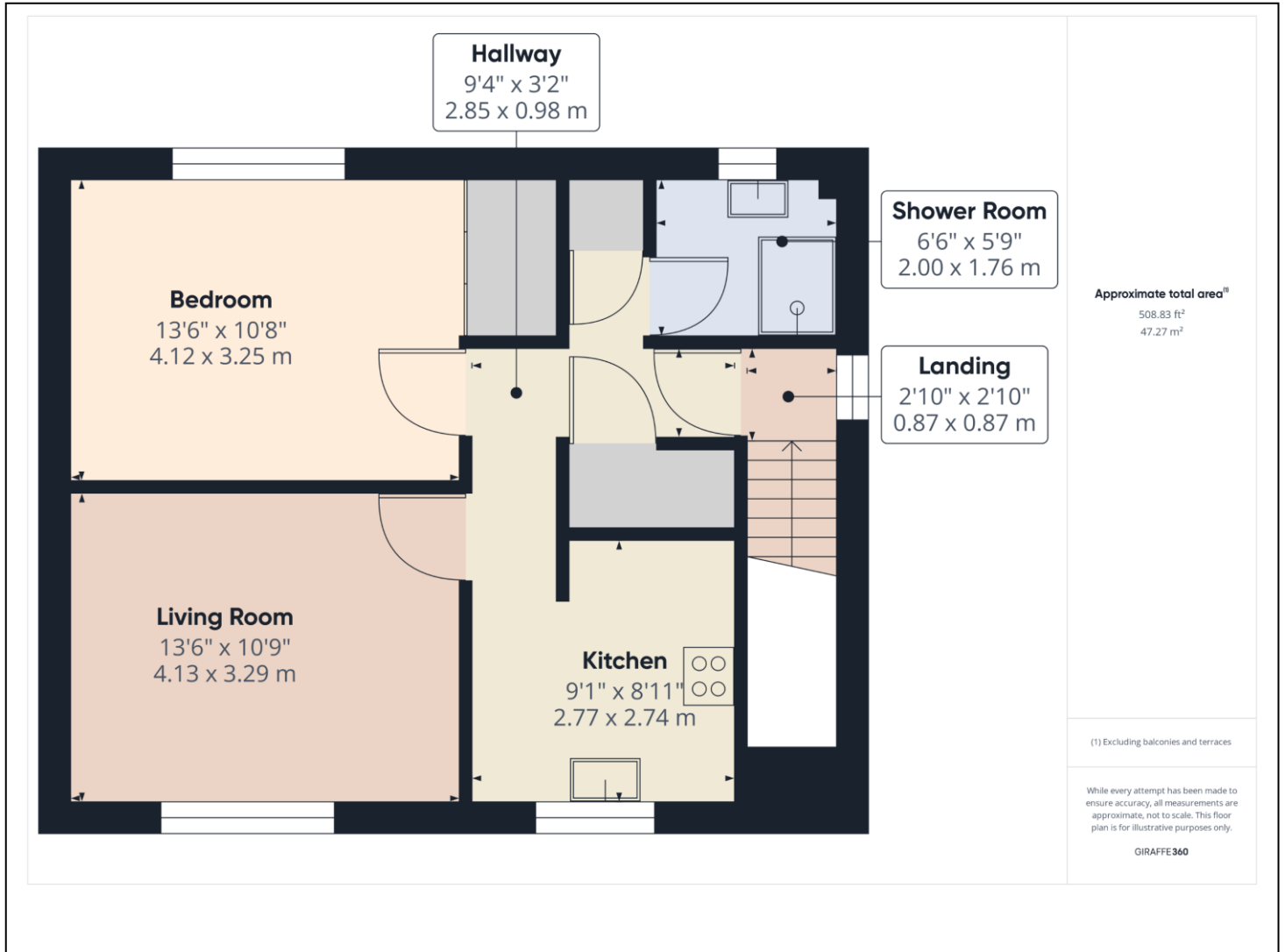
Tel: **01642 955625**

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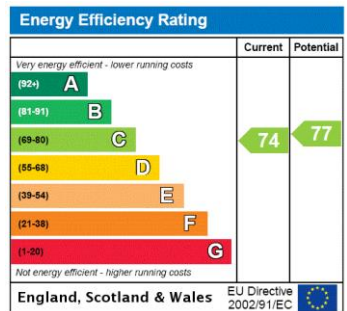
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