



Barberry, Coulby Newham Middlesbrough TS8 0WB

welcome to

Barberry, Coulby Newham Middlesbrough

This attractive three bedroom new build home is located in the sought after TS8 area, offering modern living, a practical layout, and excellent outdoor space.

Entrance Hall

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

Downstairs W/C

UPVC double glazed frosted window radiator, toilet, pedestal style wash hand basin.

Kitchen

8' 9" x 11' (2.67m x 3.35m)

Fully fitted kitchen, 1 1/2 bowl sink with draining board, UPVC double glazed window facing the front, radiator, recess for washing machine/dishwasher, boiler, electric oven, four ring gas hob, extractor fan, recess for fridge/freezer.

Lounge

15' 7" excl cupboard recess x 13' 10" (4.75m excl cupboard recess x 4.22m)

UPVC double glazed window and patio doors facing rear, radiator, electric fire place, storage cupboard.

Landing

UPVC double glazed windows to side, loft hatch, cupboard housing water tank.

Bedroom 1

9' 3" x 11' (2.82m x 3.35m)

UPVC double glazed window facing front, radiator, built in wardrobe, access to en suite.

En Suite

Walk in shower, toilet, pedestal style wash hand basin, radiator.

Bedroom 2

9' 6" x 9' 3" (2.90m x 2.82m)

UPVC double glazed window to rear, radiator.

Bedroom 3

7' 1" x 6' 7" (2.16m x 2.01m)

UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed frosted window, bath with shower above, pedestal style wash hand basin, toilet, radiator.

Externally Rear Garden

Laid to lawn.

Front Garden

Garage, driveway.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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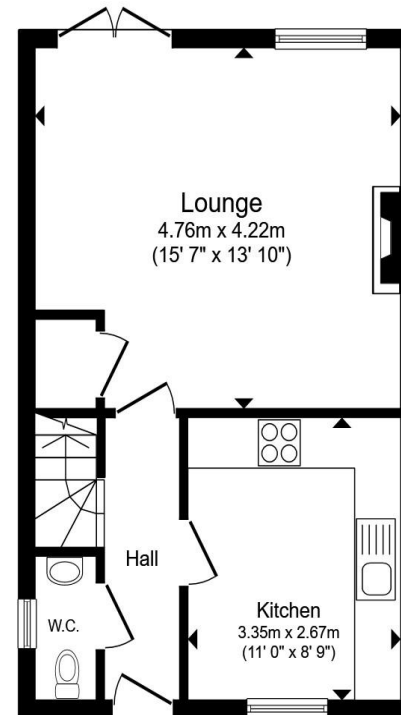
Barberry, Coulby Newham Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LIVING AREA
- DOWNSTAIRS W/C
- REAR GARDEN
- DRIVEWAY & GARAGE

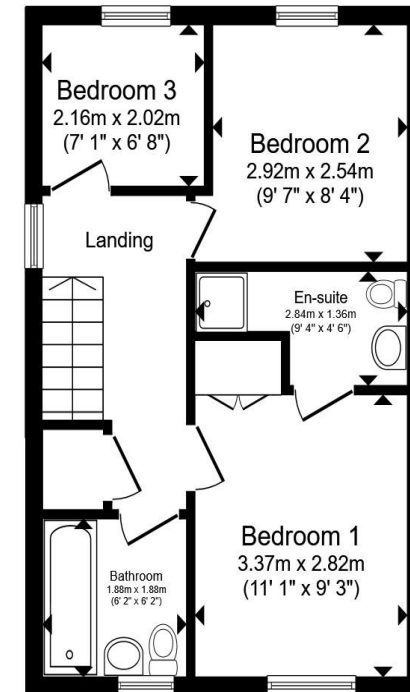
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£165,000



Ground Floor



First Floor

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
MAR112257 - 0003

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