

Thistle Rise, Coulby Newham, TS8 0RQ
3 Bed - House - Semi-Detached
Offers Over £140,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: B

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Thistle Rise
Coulby Newham Middlesbrough TS8 0RQ



Nestled in the pleasant cul-de-sac of Thistle Rise, Coulby Newham, this well-presented and extended semi-detached house offers a delightful stater/family home. With three spacious bedrooms, this property is perfect for those seeking space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a practical downstairs cloakroom/WC. The heart of the home is the fitted kitchen/diner, which flows seamlessly into the living room, creating an inviting space for family gatherings and entertaining guests. The extension adds a generous dining area, providing ample room for dining or relaxation, with direct access to the garden, perfect for enjoying the outdoors.



The first floor boasts three well-proportioned bedroom with a modern shower room/WC. Additionally, the property features a boarded loft with pull-down ladder access, offering extra storage space or potential for further development. (subjection to the usual planning permissions)

Occupying a fantastic plot, the front garden is maintained, featuring a small lawn area that enhances the property's curb appeal and also has street parking available. As you enter the side access the garden has a stoned area to the side, the perfect seating area and also a lawn area to the rear. This home is not only a wonderful living space but also a great opportunity for those looking to settle in a great community.

With its spacious layout and modern amenities, this semi-detached house in Coulby Newham is a must-see for anyone seeking a comfortable and stylish family home.







































Ground Floor



Floor 1

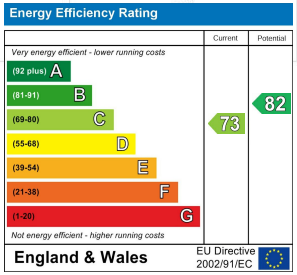
Approximate total area(1)

917 ft²

85.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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