



Beechfield, Coulby Newham, Middlesbrough, TS8 0UN
4 Bed - House - Detached
£240,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold



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Nestled in the popular area of Beechfield, Coulby Newham, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. Situated in a cul-de-sac location the property has gardens to front and rear.

Upon entering the property, the hallway leads to two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. The second reception room/dining room opens into the kitchen and they are both situated to the rear of the property. The property is complemented by four well-proportioned bedrooms, two of which have built-in wardrobes, providing ample room for family members or guests.

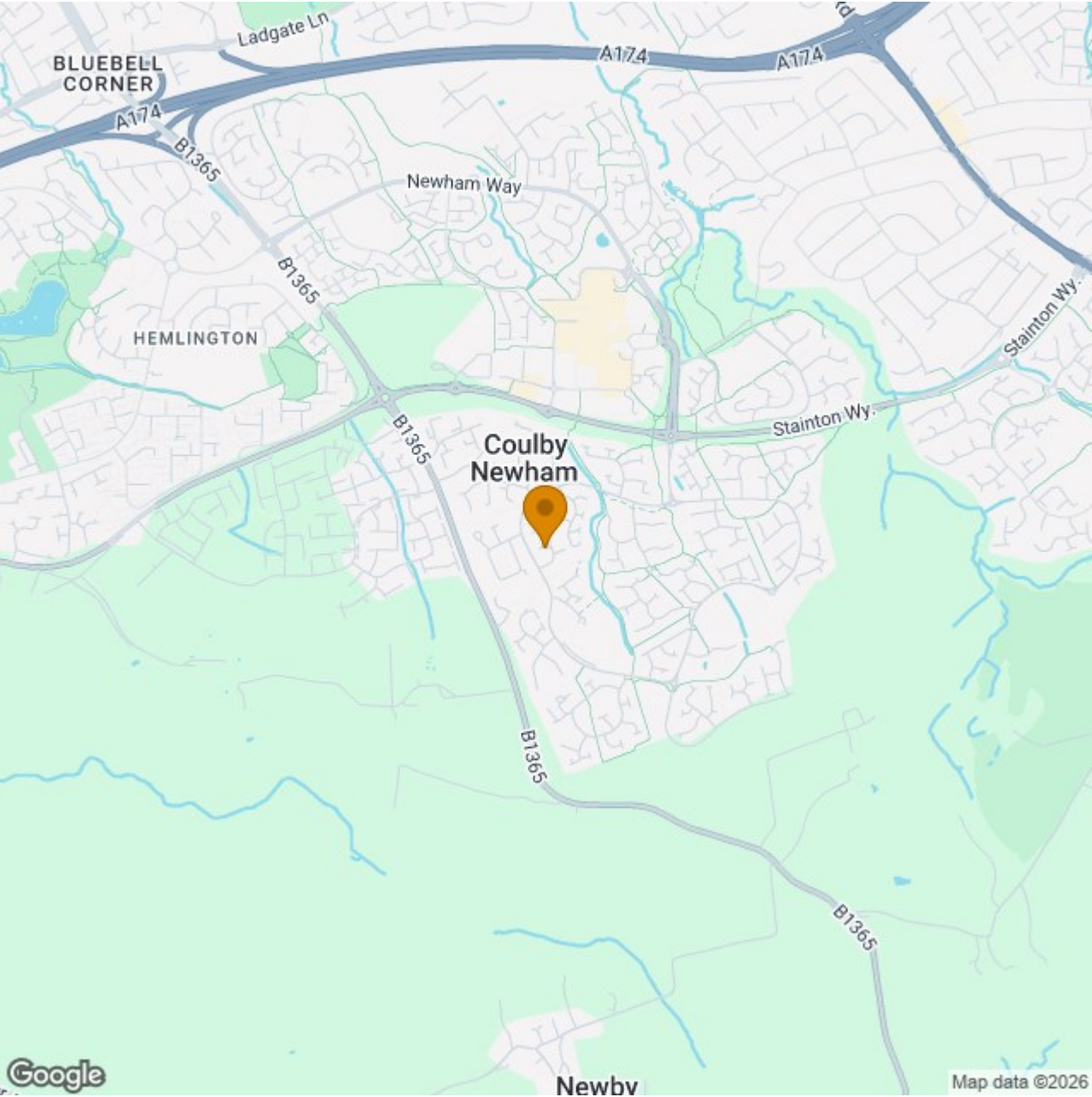
The property features two bathrooms, ensuring convenience for busy mornings and offering privacy for all. Each room is thoughtfully designed, allowing for personalisation to suit your style and needs.

Outside, there is an integral garage and parking for up to two vehicles on the drive, a valuable asset in today's busy world. The surrounding area is peaceful, making it an ideal retreat from the hustle and bustle of everyday life, while still being conveniently located near local amenities.

This property presents a wonderful opportunity for those seeking a family home in a friendly neighbourhood. With its generous living space and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



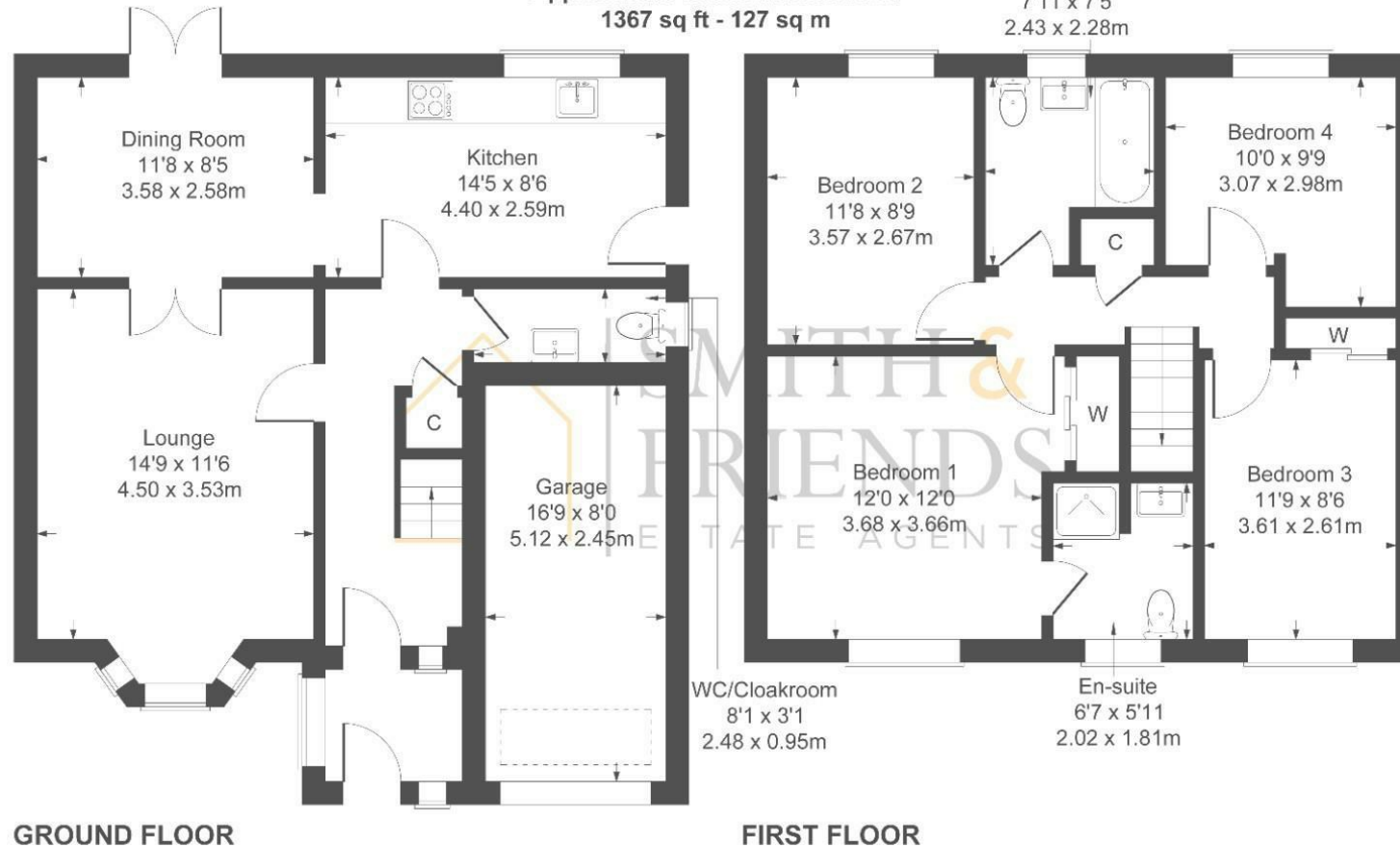




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beechfield

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes 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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