



Beechfield, Coulby Newham, TS8 0TY
2 Bed - House - Semi-Detached
Offers Over £120,000

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**** REDUCED **** Offered with NO FORWARD CHAIN this smart, two bedroom semi detached home gives modern, well presented accommodation. The property has many notable features including: uPVC Double glazing throughout, and GCH via a recently replaced combination boiler, and in our opinion this property will make an ideal first home or investment property.

The Accommodation comprises of: Entrance Porch, Lounge, Fitted Kitchen, Two double bedrooms and a modern family Bathroom.

Externally; the enclosed rear garden has been landscaped with re laid turf, mature borders and a paved patio area. The open Plan front garden is easily maintained and has a single driveway providing off street parking.

Entrance Porch

uPVC entrance door, door into lounge

Lounge

14'8 x 12 (4.47m x 3.66m)

uPVC DG window to front and side aspect, radiator and staircase to 1st floor.

Kitchen

12' x 8'7 (3.66m ' x 2.62m)

Wall, Base and drawer units with matching worktops and splashback. inset Stainless Steel sink and drainer, cooker point, plumbing for washing machine & space for fridge and freezer. uPVC DG window to rear aspect and uPVC DG glass panelled door to rear.

Bedroom 1

12' x 9' (3.66m x 2.74m)

uPVC DG window to rear aspect, fitted wardrobes and radiator

Bedroom 2

12' x 8'10 (3.66m x 2.69m)

uPVC DG window to front aspect and radiator

Family Bathroom

Modern white and chrome suite with panelled bath and shower over, pedestal wash hand basin and lowlevel w.c. Heated chrome towel rail and uPVC DG window to side.

Externally

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Beechfield



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B1-B7	B		
C1-C9	C		
D1-D8	D		
E1-E7	E		
F1-F6	F		
G1-G5	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B1-B7	B		
C1-C9	C		
D1-D8	D		
E1-E7	E		
F1-F6	F		
G1-G5	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

DURHAM SALES & LETTINGS OFFICE DURHAM CITY

1 Old Elvet
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MIDDLESBROUGH

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BISHOP AUCKLAND

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T: 01388 458111
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REGIONAL LETTING & MANAGEMENT CENTRE DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
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SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

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E: info@robinsonshartlepool.co.uk

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Barwick Lodge
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E: info@robinsonsbarnwick.co.uk

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26 Stokesley Road, Middlesbrough, TS7 8DX | Tel: 01642 313666 |

info@robinsonsmiddlesbrough.co.uk

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