







Smith & Friends are delighted to offer for sale this attractive three bedroom detached property situated in Coulby Newham and within a quiet cul-de-sac. The beautifully presented living accomdation briefly comprises; entrance porch, living room, rear hall with staircase to the first floor, downstairs WC, a fantastic open plan living/dining space leading to the modern fitted kitchen. To the first floor landing are three good size bedrooms and modern bathroom comprising of a bath, walk in shower, sink unit and WC. Externally, to the front if a driveway with ample parking for a number of vehicles leading to a single garage and low maintenance garden. To the rear is a larger than average garden which is mainly laid to lawn, with a fully paved seating area with walled boundary. Viewings come highly recommended to fully appreciate.

The Birches, Middlesbrough, TS8 0UB
3 Bed - House - Detached
Offers Over £225,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

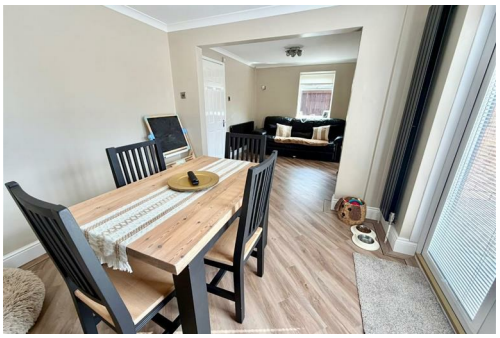
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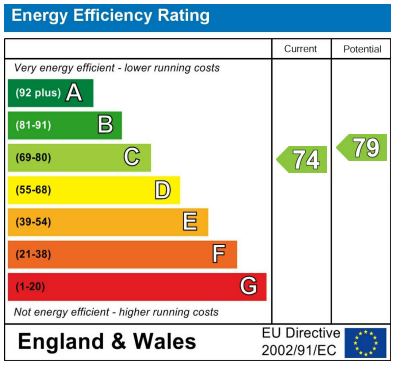




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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