



This well-positioned corner plot property, situated in the highly sought-after residential area of Coulby Newham, is now available to the market with the added benefit of no forward chain, making it an ideal opportunity for a growing family looking for a smooth and hassle-free purchase. The location is particularly appealing, offering convenient access to well-regarded local amenities, including Kings Academy School and The Parkway Shopping Centre, both of which are within easy reach and add to the overall desirability of the home.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that leads through to a spacious open-plan lounge and dining area, providing an excellent space for both everyday family living and entertaining guests. The ground floor further benefits from a generously sized kitchen, complete with access to the integral garage, offering both practicality and additional storage options. There is also a separate utility area and a convenient cloakroom/WC, enhancing the functionality of the home.

To the first floor, the property continues to impress with a well-proportioned layout comprising a modern family bathroom, a spacious master bedroom featuring its own ensuite facilities and fitted wardrobes, and three further bedrooms, all offering flexibility for family use, guest accommodation, or even a home office.

Externally, the advantages of the corner plot are clear, with gardens to both the front and rear providing ample outdoor space for relaxation, play, or gardening. In addition, the property benefits from a private driveway and an

Foxgloves, Coulby Newham, Middlesbrough, TS8 0XA

4 Bed - House - Detached

£260,000

EPC Rating: D

Council Tax Band:

Tenure: Freehold



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Entrance Hallway

Lounge

Diner

Kitchen

Utility

Cloakroom

Landing

Bathroom

Bedroom

Ensuite

Bedroom

Bedroom

Bedroom



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
		EU Directive 2002/91/EC	

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
 01642 313666
 middlesbrough@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

