



**Fernwood, Coulby Newham, Middlesbrough, TS8 0US**  
**4 Bed - House - Semi-Detached**  
**No Onward Chain £230,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



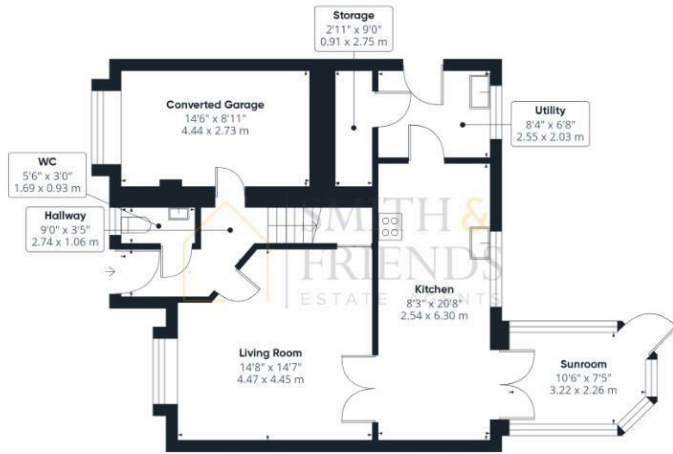
## Fernwood, Coulby Newham, TS8 0US

**\*REDUCED\*** Smith & Friends are delighted to offer to the market this deceptively spacious four bedroom semi detached property situated within the ever so popular Coulby Newham area of Middlesbrough. The extended living accommodation briefly comprises; entrance hallway, downstairs Wc, converted garage (currently used as a reception room), living room, generous kitchen/diner, useful utility room with access to storage cupboard and a conservatory which offers lovely views of the garden. To the first floor landing is a family bathroom, three bedrooms and an impressive master fourth bedroom which has the benefit of an en suite shower room. Externally to the front is parking for a few cars and to the rear is an enclosed garden which is mainly laid to lawn with a paved patio area which is not overlooked. The home would be perfect for growing families due to its close proximity to local amenities and schools. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1380 ft<sup>2</sup>  
128.2 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 and conveyancing 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

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS