



Southwood, Coulby Newham, TS8 0UE
4 Bed - House - Detached
Offers Over £235,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Southwood Coulby Newham, TS8 0UE

ROBINSONS TEES VALLEY are delighted to offer to the market this sought after four bedroom detached family home which is beautifully presented throughout and positioned in a small cul-de-sac in the ever so popular Coulby Newham area. The living accommodation briefly comprises; entrance hall with stairs to the first floor, good size lounge, an open plan modern fitted kitchen/diner with a useful breakfast bar and integrated appliances such as double 'Zanussi' oven, 'Zanussi' built-in microwave, built-in 'Bosch' dishwasher and electric hob which is perfect for entertaining with doors opening to the generous uPVC double glazed conservatory. To complete the ground floor is the utility room with side access and a downstairs cloakroom/WC. To the first floor are four bedrooms, the master bedroom benefitting from an attractive en-suite shower room and an immaculate bathroom fitted with a three piece suite with shower over bath. Externally to the front of the property is a printed concrete driveway providing off street parking for 2 cars leading to the integral single garage. To the rear of the property is an excellent well maintained garden which is mainly laid to lawn with patio and decked areas. THE PROPERTY IS READY TO MOVE INTO AND WOULD APPEAL TO A VARIETY OF BUYERS SO EARLY VIEWING IS RECOMMENDED.

CONTACT ROBINSONS TESS VALLEY ON 01642 313666 TO ARRANGE VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD TENURE
COUNCIL TAX BAND D





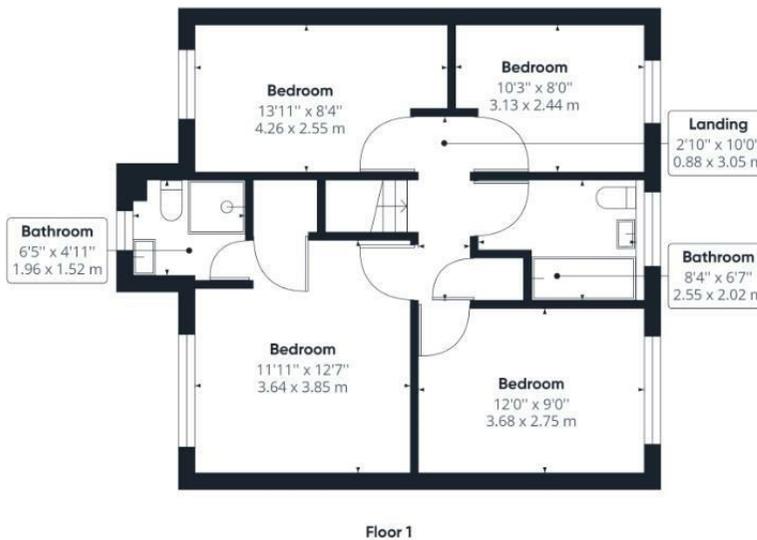












Approximate total area⁽¹⁾

1170.76 ft²
108.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.