



ROBINSONS TEES VALLEY are delighted to offer to the market this well presented three bedroom semi detached property which occupies a fantastic plot in this pleasant cul-de-sac. The home would appeal to a variety of buyers including growing families or first time buyers due to its ever so popular Coulby Newham location. The deceptively

spacious living accommodation which is centrally heated and double glazed briefly comprises; entrance hall, generous lounge with electric feature fire and double doors opening to the kitchen, fitted kitchen/diner with access to the garden, inner lobby with staircase/storage cupboard leading to the first floor landing, modern master bathroom fitted with a four piece suite, two double bedrooms (the master bedroom benefitting from an en suite shower room) and bedroom 3/study which is fitted with wardrobes and draws.

Externally to the rear of the property is a larger than average garden which is mainly laid to lawn with a decked area and a pond, shrubs and trees. To the front of the property is a driveway & garden providing parking for a number of cars leading to the single garage.

Early viewings come highly recommend to avoid disappointment.

Applegarth, Middlesbrough, TS8 0UY

3 Bedroom - House - Semi-Detached

Offers Over £170,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Applegarth, Middlesbrough, TS8 0UY



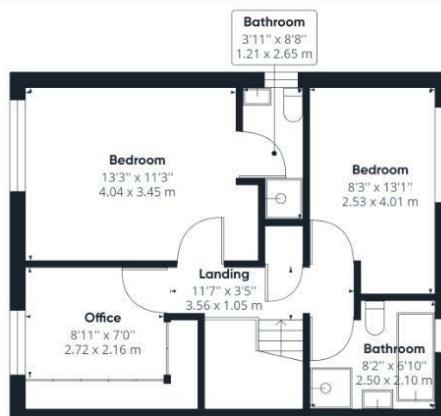
Applegarth, Middlesbrough, TS8 0UY



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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

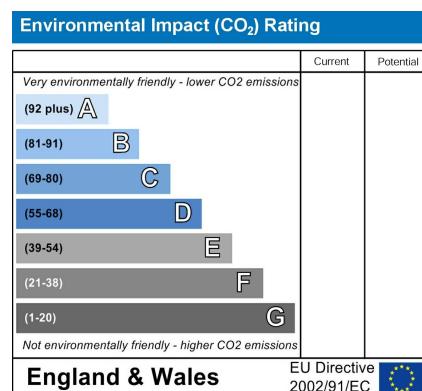
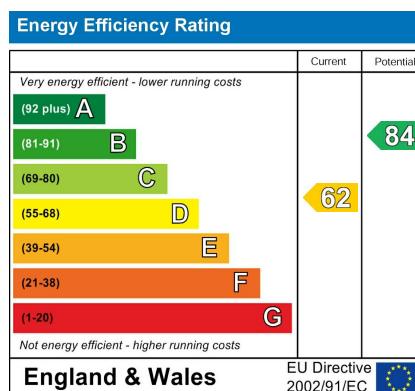
946.93 ft²

87.97 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



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