



Smith and Friends are delighted to bring to the market this re modelled and upgraded four double bedroom detached home, the generously proportioned rooms, and contemporary finish with certainly appeal to a variety of potential buyers. The property is well positioned within a popular Coulby Newham cul-de-sac. Thoughtfully upgraded to a high standard and boasts a wealth of appealing features, including: extended block-paved driveway providing parking for up to three vehicles, integral garage, and low-maintenance private rear garden. The spacious accommodation comprises four double bedrooms (master with a re fitted en-suite, and two with fitted wardrobes), a stunning refitted family bathroom, and a superb new kitchen with integrated appliances. Additional benefits include uPVC double glazing, gas central heating.

Fox Howe, Middlesbrough, TS8 0RU

4 Bed - House - Detached

£245,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Fox Howe, Middlesbrough, TS8 0RU



GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

KITCHEN

REAR LOBBY

FIRST FLOOR

LANDING

BEDROOM (FRONT)

EN SUITE

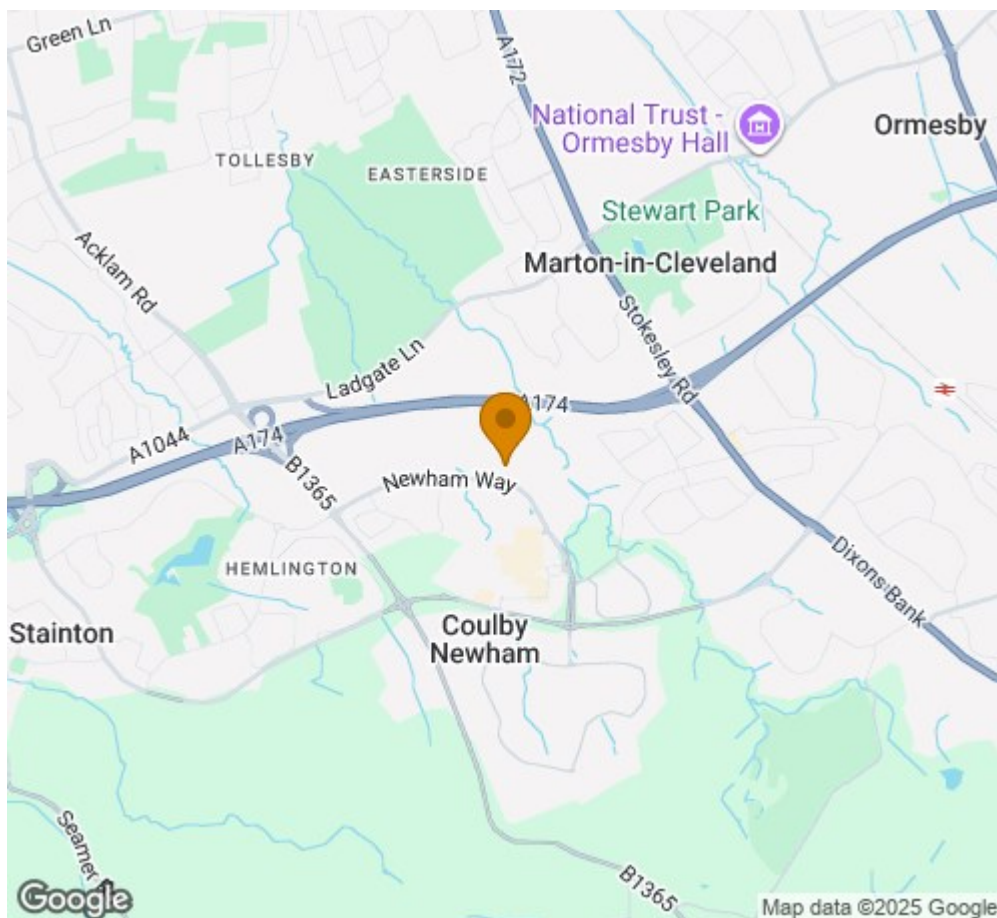
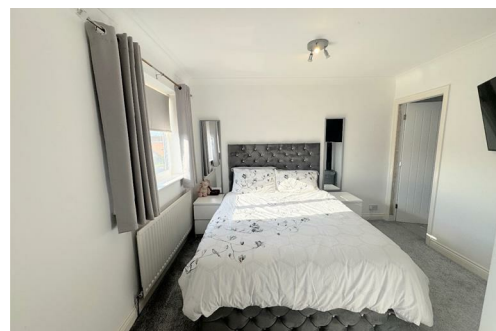
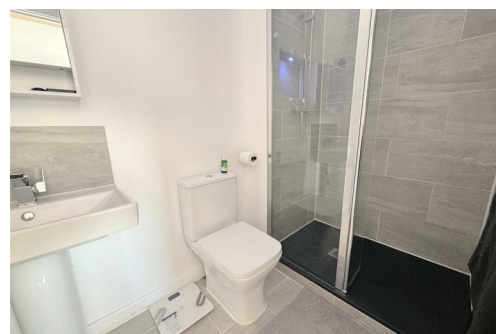
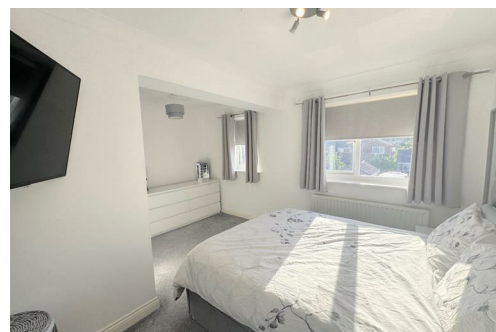
BEDROOM

BEDROOM


BEDROOM

FAMILY BATHROOM

EXTERNALLY

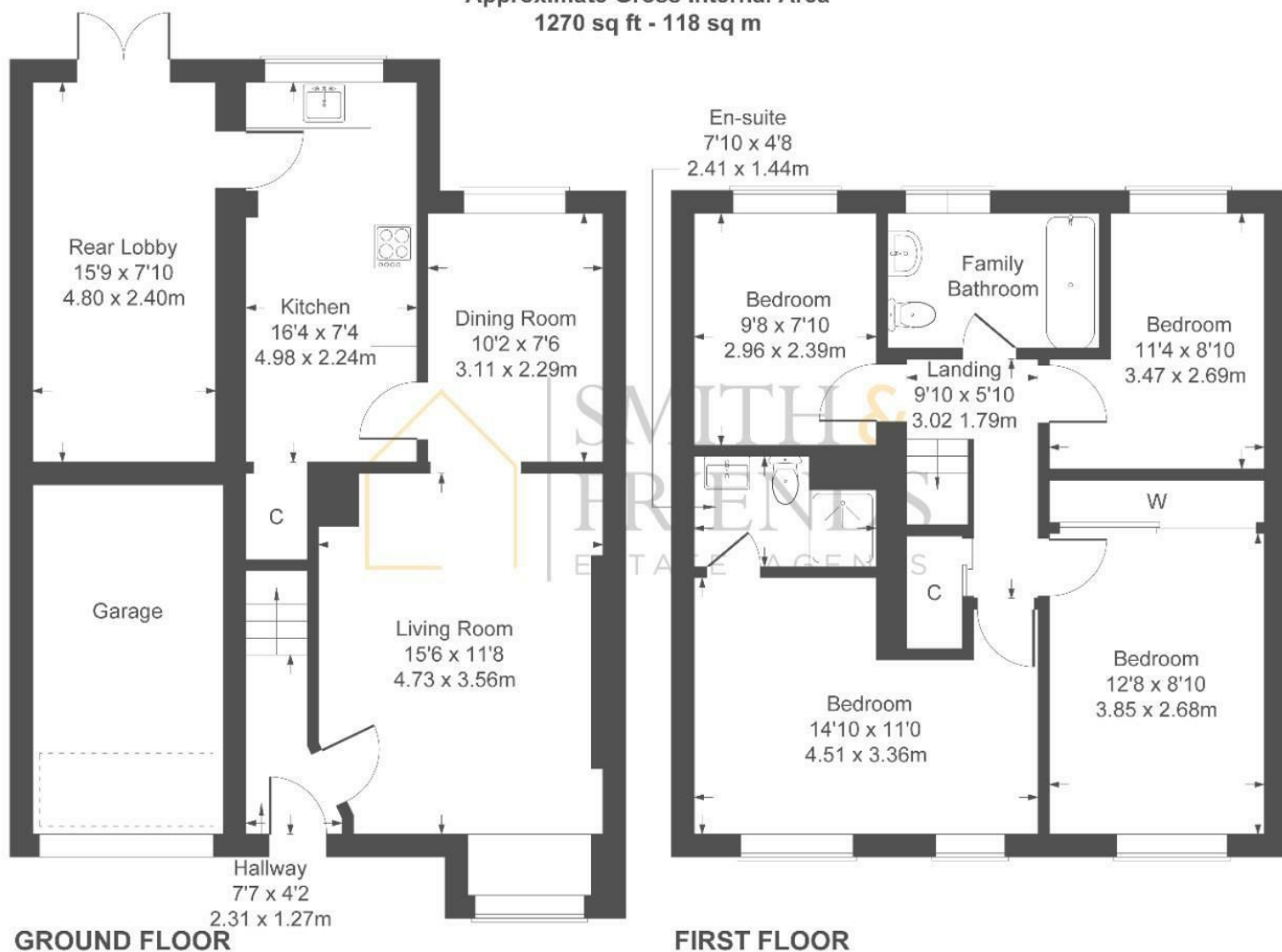




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fox Howe

Approximate Gross Internal Area
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk