

Nestled in a quiet cul-de-sac in the ever-popular area of Coulby Newham, this well-presented two-bedroom semi-detached house offers comfortable living in a peaceful setting. The property benefits from off-street parking, a detached garage, and a private enclosed rear garden that is not overlooked—ideal for relaxing or entertaining.

Internally, the home features well-proportioned living accommodation, making it an excellent choice for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to appreciate the location and potential this property offers.

**Hollowfield, Coulby Newham, Middlesbrough, TS8 0RR**

**2 Bed - House**

**£135,000**

**EPC Rating: C**

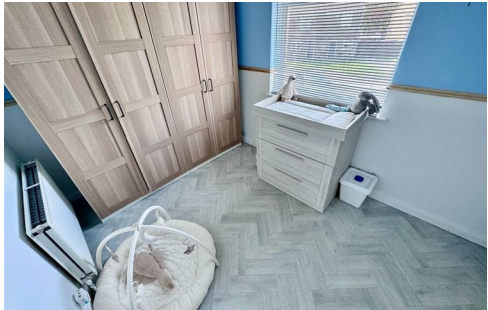
**Council Tax Band: B**

**Tenure: Freehold**





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

