



Cranberry, Coulby Newham, Middlesbrough, TS8 0XQ
3 Bed - House - Semi-Detached
£1,100 Per Calendar Month

Council Tax Band: C
EPC Rating: C



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A superbly well presented 3 bedroom semi detached house situated in a cul-dec-sac location with ample on site parking and a lovely rear garden. The property internally comprises of entrance hallway, lounge, kitchen/breakfast area, orangery, landing, 3 bedrooms and bathroom/w.c. Externally there is a good size driveway for parking of at least 3 vehicles and a good size rear garden.

Coulby Newham is known for its friendly community atmosphere and excellent local amenities, including schools, parks, and shops, all within easy reach. This location offers a wonderful balance of suburban tranquillity and within easy reach of A174 and A19.

Available from mid August 2025, early viewing is recommended in order to avoid disappointment.

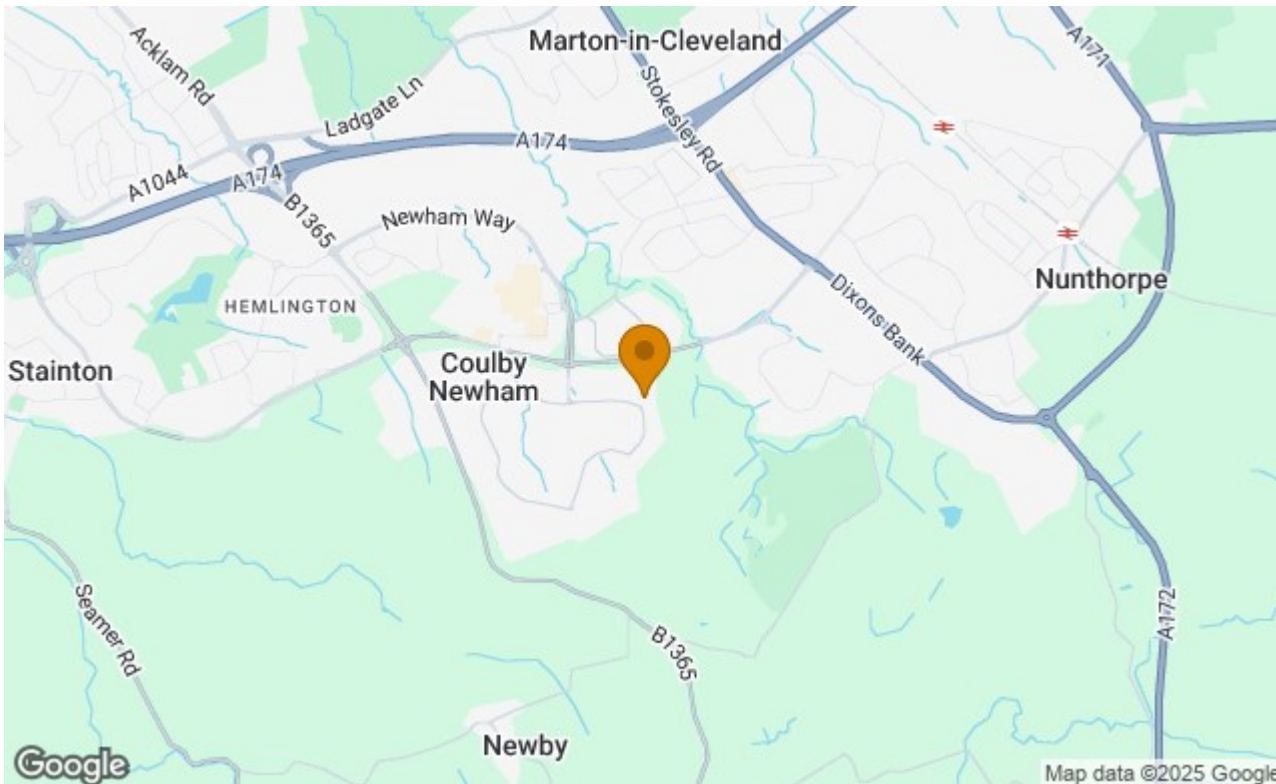
Tenant Income - £33,000

pa / Guarantor Income - £39,600 pa

Monthly Rent - £1100 pcm

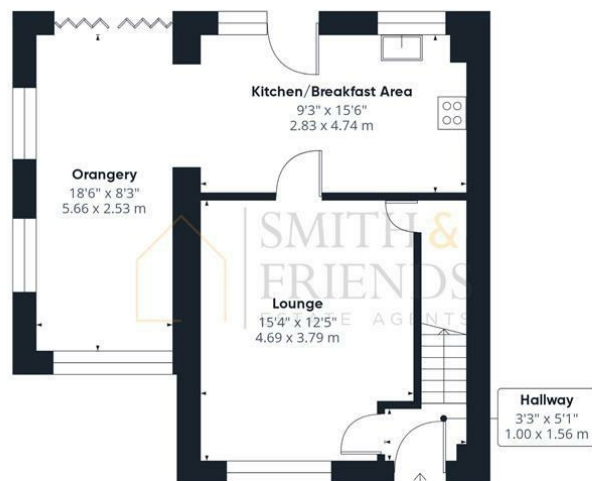
Deposit - £1269

(Application is subject to a Holding Fee - please refer to our website for further details)










Ground Floor



Floor 1

Approximate total area^m
894 ft²
83.1 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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 	

(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

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.

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