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

Council Tax Band: C
EPC Rating: C

SMITH & FRIENDS
ESTATE AGENTS

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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.

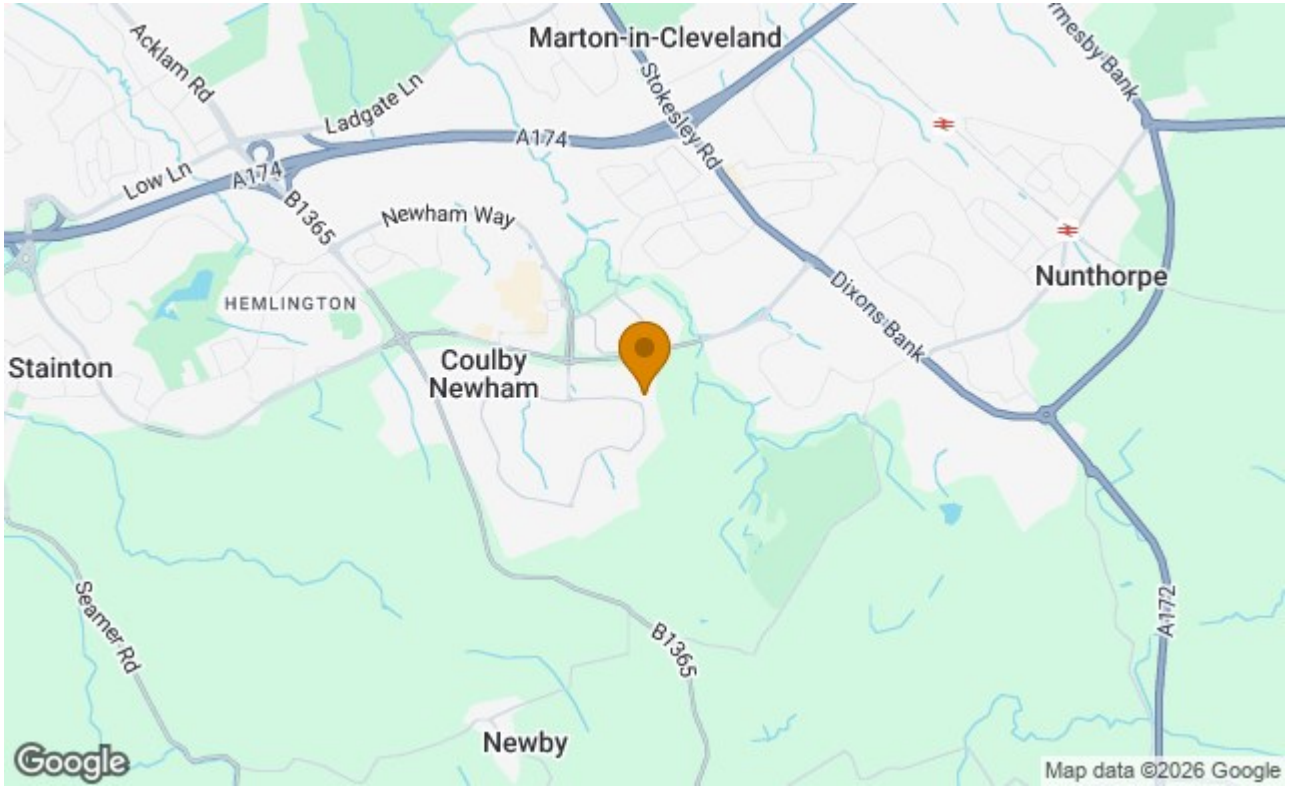
Coulby Newham is known for its friendly community atmosphere and excellent local amenities, including schools, parks, and shops, all within easy reach. This location offers a wonderful balance of suburban tranquillity and within easy reach of A174 and A19.

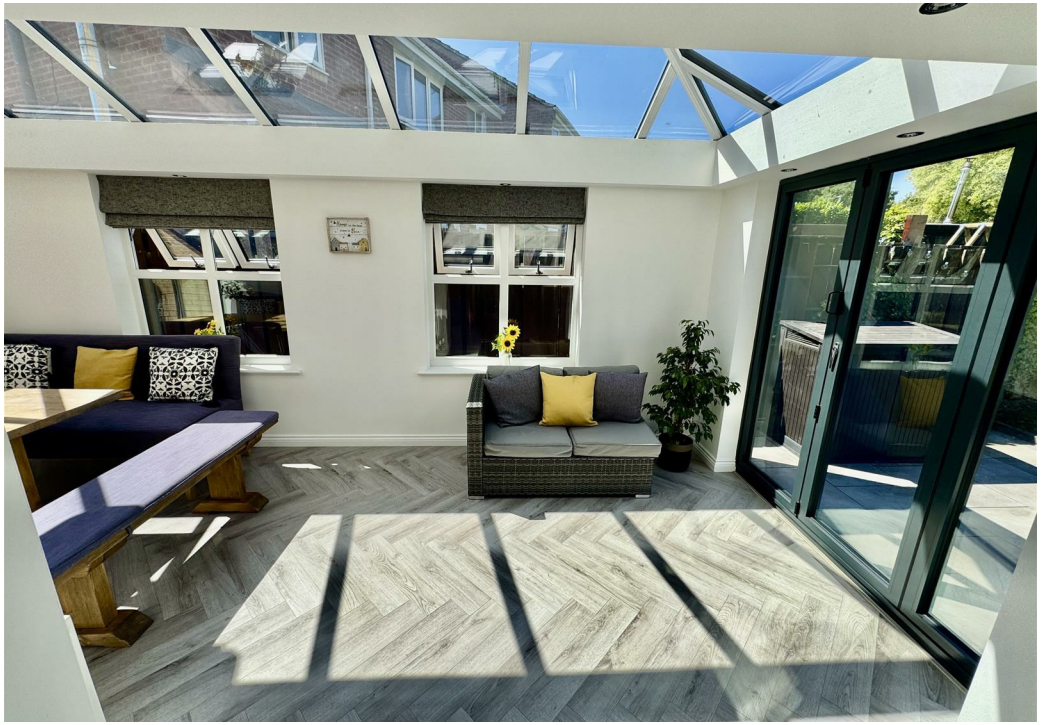
Available from mid/late March 2026, early viewing is recommended in order to avoid disappointment.

Energy Rating C
Council Tax Band C

RENT £1,100 pcm
BOND £1269

REQUIRED EARNINGS: Tenants £33,000 pa; Guarantor, if required £39,600pa
(Application is subject to a Holding Fee - please refer to our website for further details)





Be YOUR
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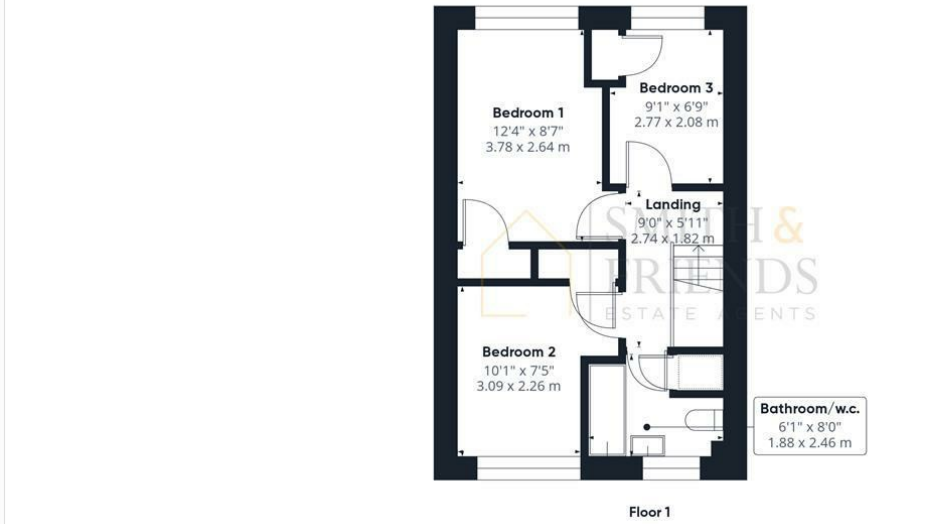

Approximate total area[1]

894 ft²

83.1 m²

(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.

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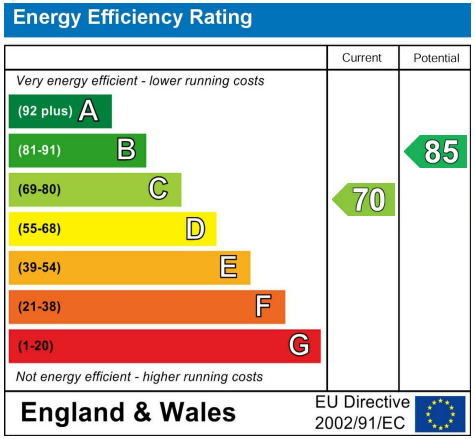

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 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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