



**Oak Hill, Coulby Newham Middlesbrough TS8 0SG**

**welcome to**

## **Oak Hill, Coulby Newham Middlesbrough**

This attractive three-bedroom home is ideal for a range of buyers, including first-time purchasers, growing families, and investors alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, stairs to first floor, under stair storage.

### **Lounge**

11' 8" x 11' 8" ( 3.56m x 3.56m )

UPVC double glazed window to front, radiator, TV point, telephone point, archway leading into dining room.

### **Kitchen/Diner**

19' 9" x 9' 5" ( 6.02m x 2.87m )

Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with mixer tap, UPVC double glazed window to rear, plumbing for washing machine, integral electric oven, four ring gas hob, extractor unit, recess for fridge/freezer, UPVC double glazed patio doors leading to rear garden, radiator, open access to kitchen, coved cornicing.

### **Landing**

Void loft access, storage cupboard.

### **Bathroom**

Double shower cubicle, toilet, wash hand basin with under storage and mixer tap, heated chrome towel rail, UPVC double glazed window to rear.

### **Bedroom 1**

13' 6" x 11' 9" ( 4.11m x 3.58m )

UPVC double glazed window to rear, radiator, built in wardrobe.

### **Bedroom 2**

13' 6" x 9' 8" ( 4.11m x 2.95m )

UPVC double glazed window to front, radiator, built in wardrobe/cupboard.

### **Bedroom 3**

9' 8" x 6' 8" ( 2.95m x 2.03m )

UPVC double glazed window to front, radiator, bulk head over stairs.

### **Externally Rear Garden**

Decking section, stoned garden.

### **Front Garden**

Assistive rails, pathway leading to front.





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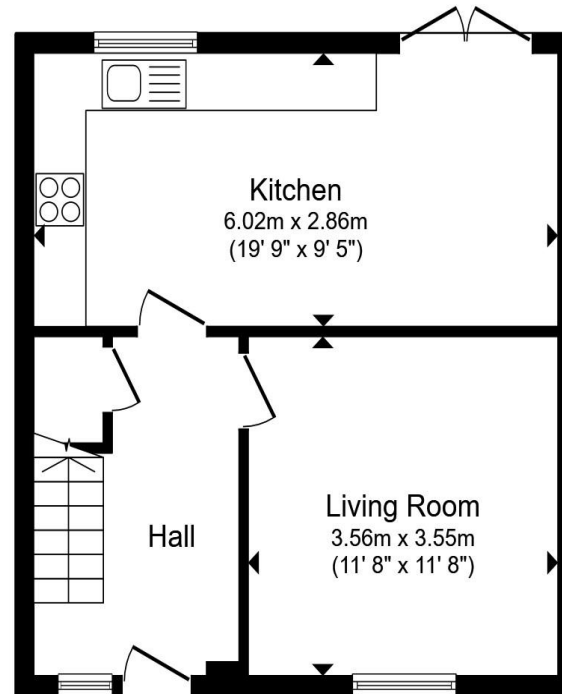
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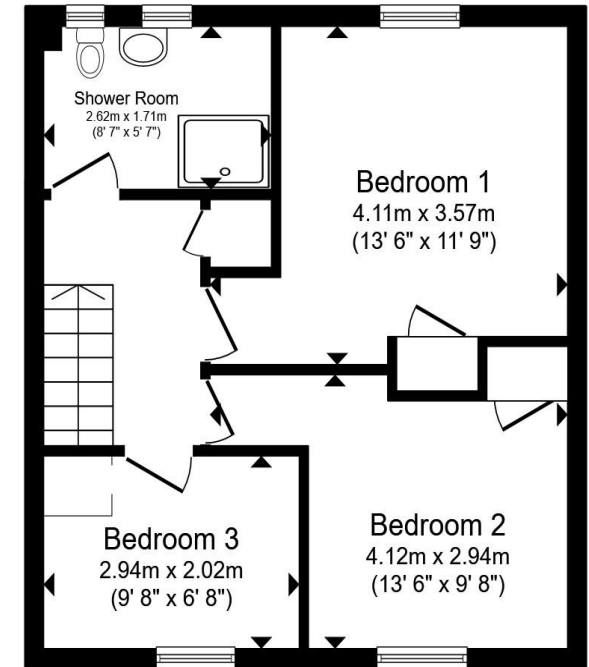
- IDEAL FOR FIRST TIME BUYERS
- OPEN KITCHEN/DINER SPACE
- THREE BEDROOM HOME
- FRONT & REAR GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£135,000**



**Ground Floor**



**First Floor**

Total floor area 78.4 m<sup>2</sup> (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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