



Pine Hill, Coulby Newham Middlesbrough TS8 0RW

welcome to

Pine Hill, Coulby Newham Middlesbrough

OPEN HOUSE 26TH SEPTEMBER, CALL US TO BOOK AN APPOINTMENT. An outstanding four-bedroom detached self-build home set on a generous plot in one of Middlesbrough's most sought-after locations.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

Kitchen

13' 10" x 12' 2" (4.22m x 3.71m)

Range of base and wall units with granite work surfaces, integral electric oven with integral warming drawer, integral microwave, four ring induction hob, two bowl sink with mixer tap and draining board, hard wood double glazed window to side, archway leading into dining room, radiator, extractor unit.

Family Room

11' 8" x 15' 11" (3.56m x 4.85m)

UPVC double glazed patio doors leading to rear garden, hard wood double glazed window to side, spotlights to ceiling, hard wood double glazed door leading into conservatory

Conservatory

16' 6" x 12' 10" (5.03m x 3.91m)

Made of Canadian cedar wood, double glazed windows throughout, Canadian cedar wood double glazed door leading to rear garden, radiator.

Lounge

20' x 12' 10" (6.10m x 3.91m)

Aluminium double glazed sliding doors leading to conservatory, radiator, TV point, telephone point.

Downstairs W/C

Toilet, wash hand basin with mixer tap, under storage, internal access into garage.

Landing

UPVC double glazed window to front.

Bedroom 1

16' 1" x 19' 6" max, restricted head height (4.90m x 5.94m max, restricted head height)

UPVC double glazed window to front and side, access to en suite, radiator, spotlights to ceiling.

En Suite

Wash hand basin with under storage, toilet, UPVC double glazed window to side radiator, double shower cubicle, wall mounted shower.

Bedroom 2

12' 6" x 10' 6" (3.81m x 3.20m)

UPVC double glazed window to front, radiator, fitted wardrobes with sliding doors, shaver point.

Bedroom 3

12' 8" x 11' 2" excl wardrobes (3.86m x 3.40m excl wardrobes)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Bathroom

Bidet, wash hand basin with dual taps, toilet, corner style bath with dual taps, single shower cubicle, wall mounted shower, UPVC double glazed window to rear.

Bedroom 4

12' x 11' 9" (3.66m x 3.58m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.





Externally

Garage

13' 7" x 15' 11" (4.14m x 4.85m)

Rear Garden

Fully landscaped, patio seating area, turfed garden, flower bed edging, range of different flowers and shrubs, enclosed by timber fencing, timber built storage shed, side access to side garden.

Side Garden

Stone section.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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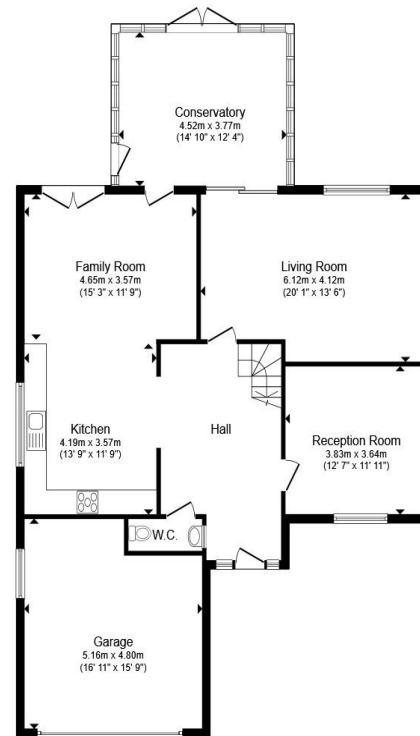
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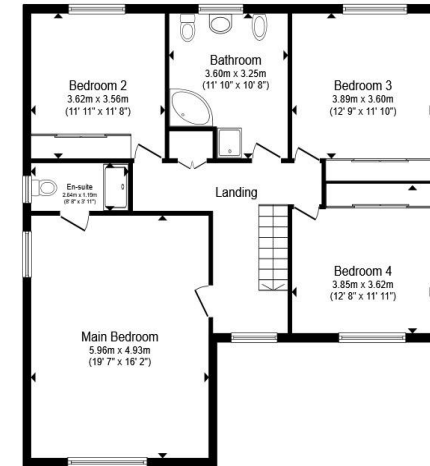
- INDIVIDUALLY DESIGNED SELF-BUILD DETACHED HOME
- APPROXIMATELY 2,488 SQ FT OF ACCOMMODATION
- FOUR GENEROUS DOUBLE BEDROOMS
- SUPERB OPEN-PLAN KITCHEN, DINING & FAMILY LIVING SPACE
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY PARKING

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

offers in the region of
£450.000



Ground Floor



First Floor

Total floor area 231.1 m² (2,488 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

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Property Ref:
MAR112189 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01642 311133



Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk