

CLARKE | MUNRO

ESTATE AGENTS

32 Woodlea, Coulby Newham, Middlesbrough, TS8



Price: £190,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- 3 BEDROOM DETACHED PROPERTY
- POPULAR COULBY NEWHAM LOCATION
- UPVC CONSERVATORY
- LARGE PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- CUL DE SAC POSITION



Property Description:

Clarke Munro welcome to the market this well presented three bedroom detached house offering spacious accommodation including generous gardens to the rear and off street parking with lawned area to the front. Internally comprising entrance hall, cloakroom w/c, living room and dining room with patio doors to a good sized useful conservatory, kitchen has range of matching wall and base units with space for appliances. To the first floor there are three bedrooms and a family bathroom. Externally to the front elevation there is an open plan lawned garden with driveway providing parking for approximately two cars leading to the single garage and to the rear of the property is delightful private garden mainly laid to lawn with patio area.



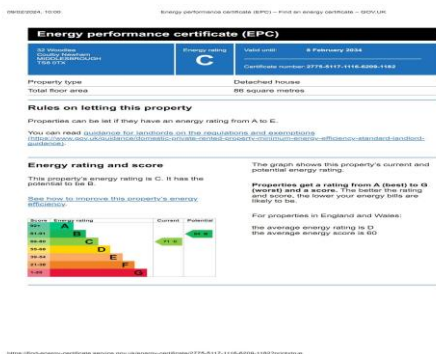
32 Woodlea, Coulby Newham, Middlesbrough, TS8 0TX

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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