



10 Gold Court, Middlesbrough
£225,000





10 Gold Court

Middlesbrough

Stunning Four Bedroom Detached Family Home Offering a Modern & Stylish Kitchen/Diner, A Master Bedroom En-Suite Shower Room as Well as A Detached Double Garage.

- A Superb Modern Four Bedroom Detached Family Home
- Modern Kitchen/Diner with High Gloss Units & Fitted Appliances
- Four Good Sized Double Bedrooms
- Master Bedroom En-Suite Shower Room
- Private front garden
- Rear Garden with Lawn & Patio
- Off Street Parking on A Block Paved Driveway as Well as Detached Double Garage
- UPVC Double Glazed Windows & Gas Central Heating with A Combi Boiler
- Walking Distance of Good Schooling, Shops as Well As A66 & James Cook University Hospital

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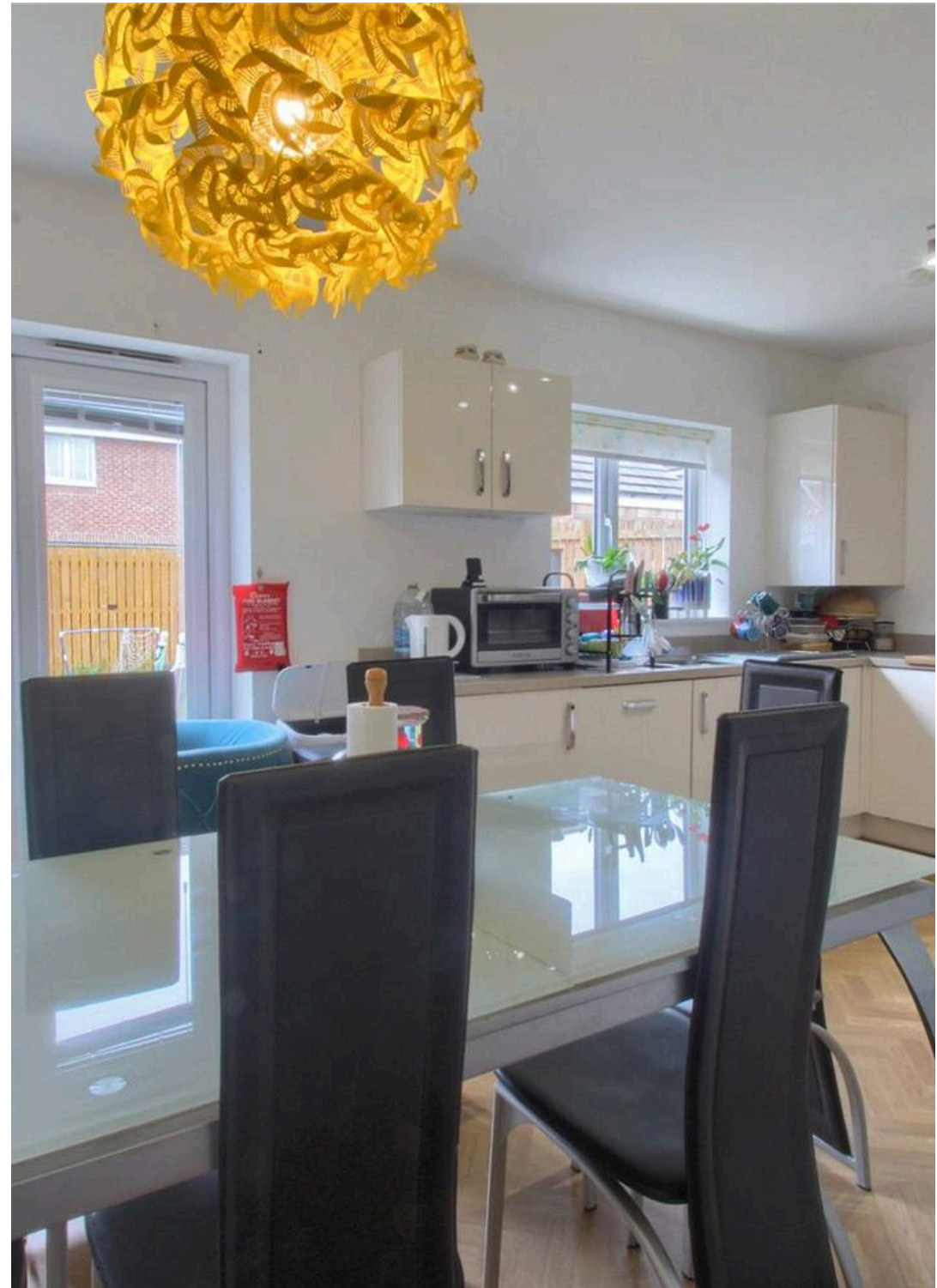
Sure to be of interest to a growing family needing some more space, this family home offers four bedrooms which will suit a growing family! The property is within walking distance of local shops as well as good schooling and the A66 and James Cook University Hospital. Notable features include a contemporary modern kitchen with high gloss units and fitted appliances, master bedroom with a shower room en-suite, detached double garage and off street parking on a block paved driveway, rear garden with a lawn and patio, UPVC double glazed windows, gas central heating with a combi boiler and four good sized bedrooms. The property comprises entrance hall, lounge, kitchen/diner and handy ground floor WC. On the first floor there are four bedrooms with the master having an en-suite shower room and there is a separate family bathroom. Externally there is parking on a block paved driveway for multiple cars with access to the detached double garage and a well-kept rear garden with lawn and patio area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hall

With composite entrance door, radiator and staircase to the first floor.

WC

With close coupled WC, pedestal wash hand basin with mixer tap and radiator.

Lounge

14' 1" x 12' 10" (4.30m x 3.90m)

With radiator.

Kitchen Diner

17' 9" x 11' 6" (5.40m x 3.50m)

With cream high gloss wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, washing machine and dishwasher, storage cupboard, radiator and UPVC door to the rear garden.

FIRST FLOOR

Landing

With loft access, storage cupboard and a radiator.

Bedroom One

12' 10" x 10' 2" (3.90m x 3.10m)

With radiator.

En-Suite

5' 11" x 5' 3" (1.80m x 1.60m)

With close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, radiator and extractor fan.

Bedroom Two

11' 6" x 8' 6" (3.50m x 2.60m)

With radiator.

Bedroom Three

11' 10" x 5' 11" (3.60m x 1.80m)

With radiator.



Bedroom Three

11' 10" x 5' 11" (3.60m x 1.80m)

With radiator.

Bedroom Four

8' 6" x 8' 2" (2.60m x 2.50m)

With radiator.

Bathroom

7' 10" x 6' 11" (2.40m x 2.10m)

With close coupled WC, pedestal wash hand basin with mixer tap, bath, extractor fan and radiator.

Externally

To the front there is off street parking for multiple cars on a block paved driveway leading to the detached double garage. To the rear there is a fence enclosed garden with lawn and patio.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



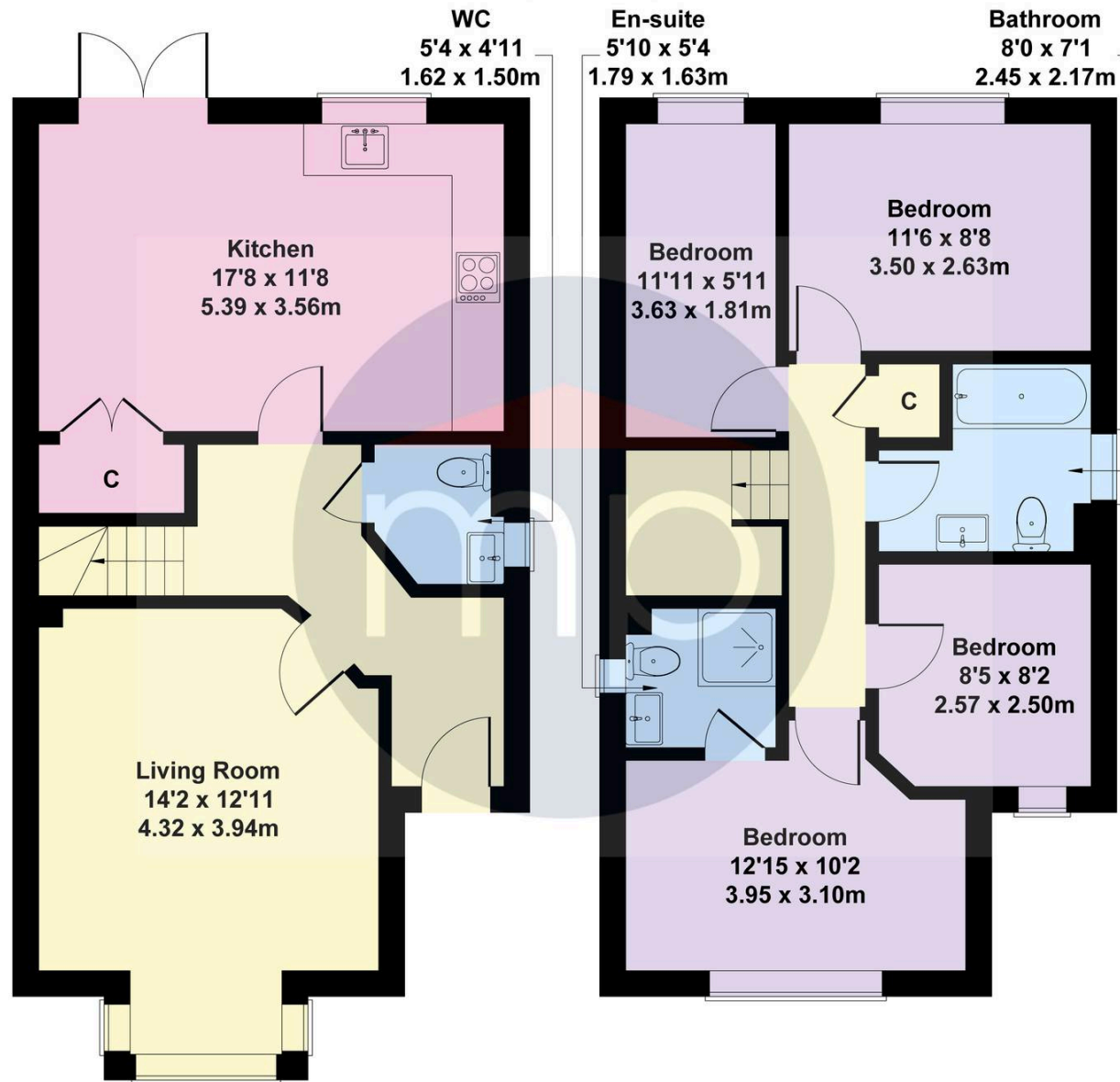


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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