



5 Coulby Manor Farm, Coulby New

Guide Price £195,000



Michael Poole
SALES · LETTINGS · AUCTIONS





5 Coulby Manor Farm

Coulby Newham, Middlesbrough

Offered for sale with no forward chain, a spacious three bedroom detached house located in this popular area of Coulby Newham offering good access to local amenities and schools. Features include an open plan kitchen diner with separate utility, master bedroom with en-suite shower room and a private rear garden.

- Offered For Sale with No Forward Chain
- A Spacious Three Bedroom Detached House
- Popular Location Offering Good Access to Local Amenities & Schools
- Private Rear Garden
- Driveway to Single Garage
- Open Plan Kitchen Diner & Separate Utility
- Master Bedroom with Fitted Wardrobes & En-Suite Shower Room



GROUND FLOOR

Entrance Porch

Entrance Hall

With staircase to the first floor.

Lounge 13' 10" x 12' 3" (4.21m x 3.73m)

With fire surround.

Open Plan Kitchen Diner 15' 3" x 10' 11" (4.66m x 3.34m)

With a range of fitted wall and floor units, complementing work surface, breakfast bar, electric oven, gas hob, part tiled floor, patio door to the rear garden and under stairs storage cupboard.

Utility 7' 7" x 4' 2" (2.32m x 1.27m)

With plumbing for washing machine and dryer and rear external door.

FIRST FLOOR

Landing

With storage cupboard.

Bedroom One 14' 7" x 15' 7" (4.45m x 4.74m)

4.45m into wardrobes x 4.74m With built-in wardrobe.

En-Suite Shower Room 6' 0" x 6' 2" (1.82m x 1.87m)

White suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

Bedroom Two 10' 1" x 8' 8" (3.07m x 2.63m)

Bedroom Three 12' 8" x 8' 2" (3.87m x 2.50m)

Bathroom 6' 3" x 6' 5" (1.90m x 1.96m)

Three piece suite comprising bath, low level WC, wash hand basin and part tiled walls.



EXTERNALLY

Parking & Gardens

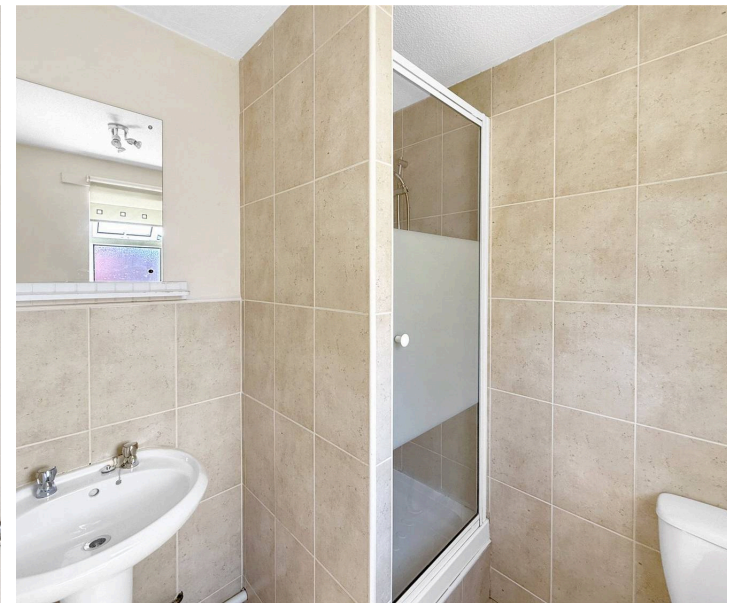
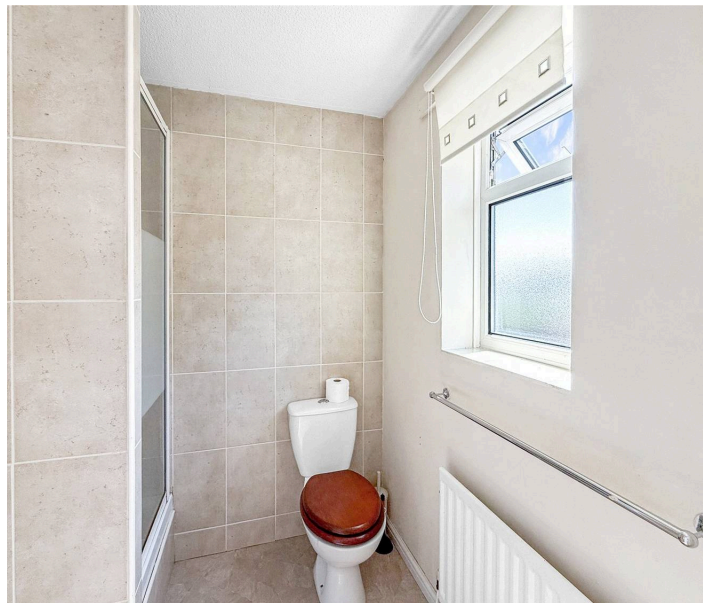
Externally the property is located within a popular area of Coulby Newham and features a driveway leading to a single garage and an open plan front garden. To the rear there is a generous size and private garden with patio and lawned area.

Single Garage

27' 0" x 8' 4" (8.24m x 2.54m)

Buyers Identification Check(s)

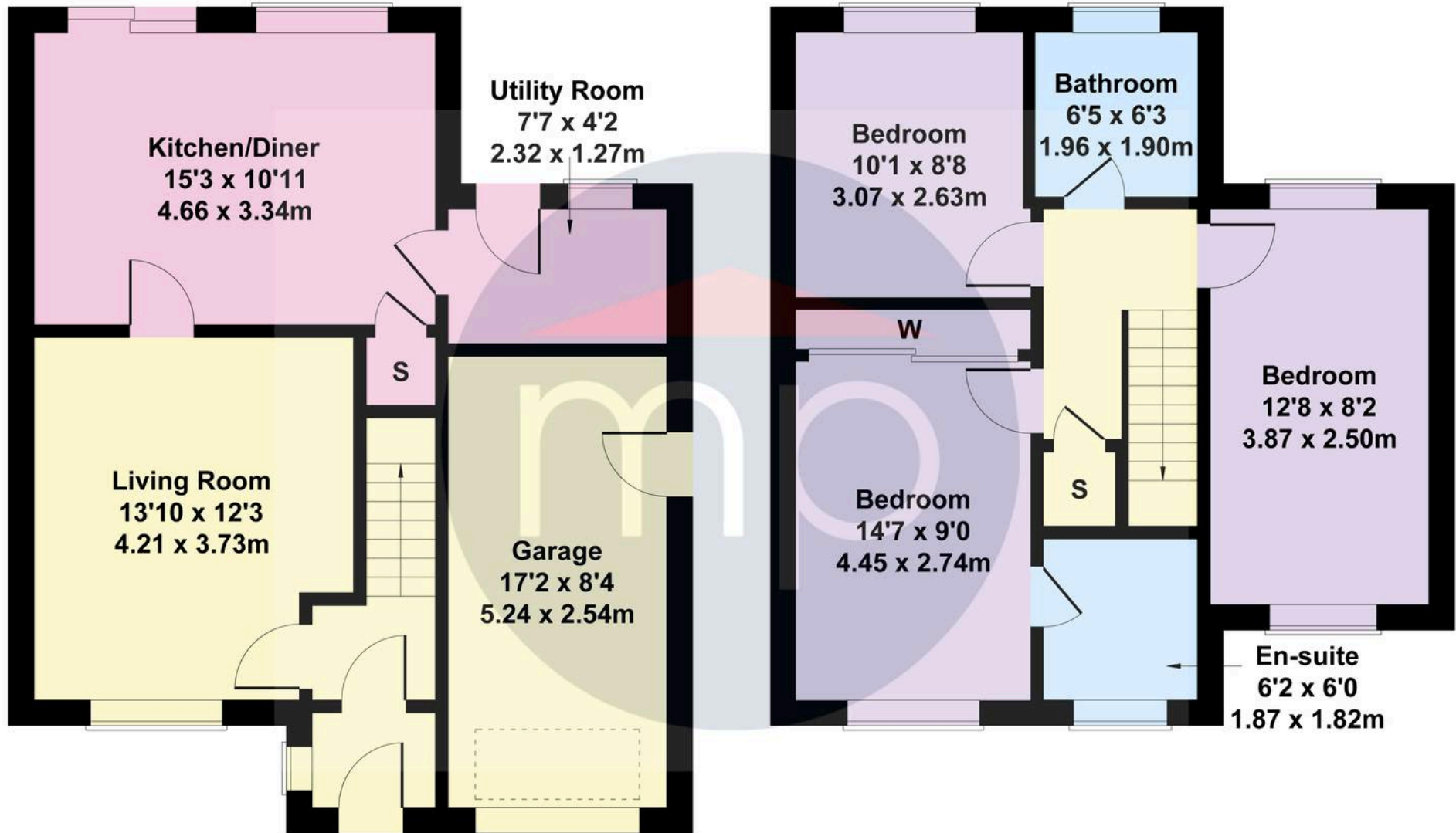
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.





Coulby Manor Farm

Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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