

74 Lingfield Ash, Coulby Newham

Guide Price £120,000

Michael Poole
SALES · LETTINGS · AUCTIONS

For Sale by Auction



74 Lingfield Ash

Coulby Newham, Middlesbrough

For Sale by Auction - A significantly extended and well-presented three bedroom end terrace house located within a quiet cul-de-sac.

- A Generous Size Extended Three Bedroom End Terraced Home
- Located Within a Quiet Cul-De-Sac
- Significantly Improved & Remodelled by the Current Owners
- Spacious Living Room Opening to a Family Room with Large Glass Apex Flooding the Room with Natural Light
- Additional Sunroom
- 19ft Plus Fitted Kitchen
- Three Bedrooms
- Shower Room & Separate WC
- Block Paved Frontage Offering Off Road Parking & Enclosed Easy to Maintain Rear Garden
- Solar Panels

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Coulby Newham, Middlesbrough

*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday 10th December 2026 *** Option 2 *** www.agentspropertyauction.com

A significantly extended and well-presented three bedroom end terrace house located within a quiet cul-de-sac.

Features include a spacious lounge opening to a large family room with large glass apex flooding the room with natural light, additional sunroom, 19ft fitted kitchen, off road parking via double gates and an enclosed easy to maintain rear garden.

Council Tax band: A

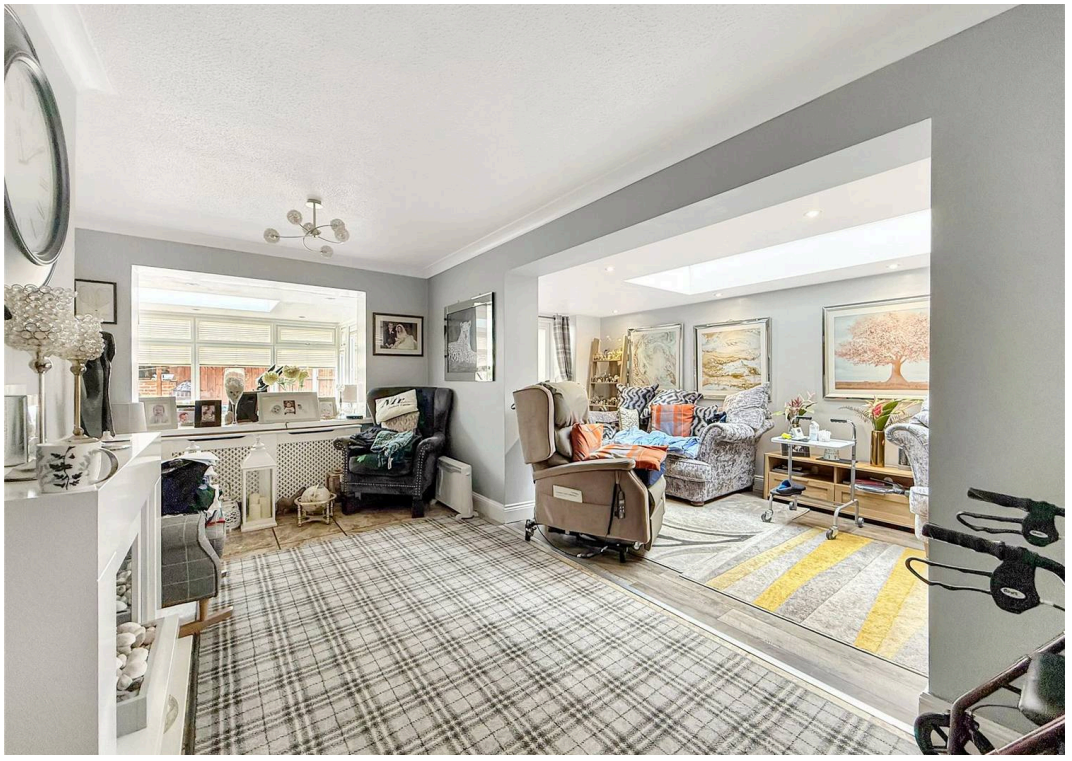
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

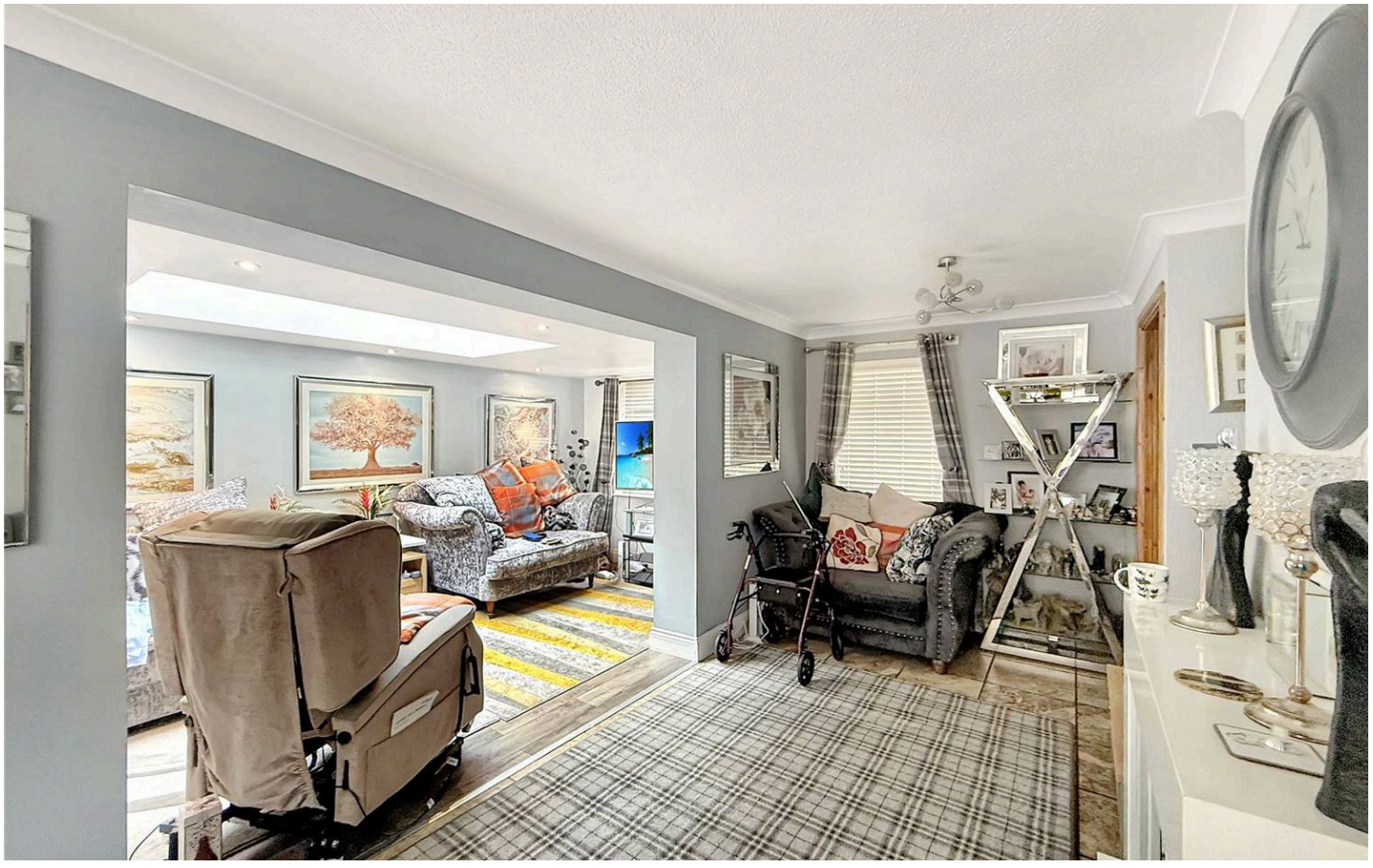


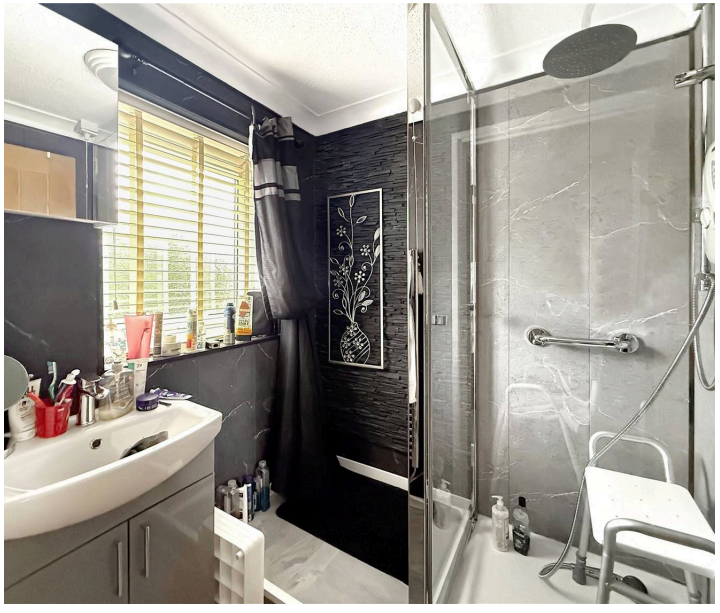







DIRECT







GROUND FLOOR

Entrance Porch

Entrance Hall - With storage cupboard.

Kitchen - 19' 6" x 8' 1" (5.94m x 2.46m)
With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over, integrated fridge and freezer, and integrated dishwasher and washing machine.

Lounge - 8' 6" x 9' 0" (2.59m x 2.74m)
With feature fire surround and opening to ...

Family Room - 20' 1" x 9' 1" (6.12m x 2.77m)
With large glass apex flooding the room with natural light and French doors open to the rear garden.

Sunroom - 12' 7" x 8' 7" (3.84m x 2.62m)
With glass apex and French doors to the side.

FIRST FLOOR

Bedroom One - 13' 7" x 8' 6" (4.14m x 2.60m)

Bedroom Two - 9' 9" x 9' 4" (2.97m x 2.84m)

Bedroom Three - 9' 5" x 6' 6" (2.87m x 1.98m)

Shower Room - 5' 7" x 5' 6" (1.70m x 1.68m)
Modern suite comprising shower cubicle and vanity wash hand basin.

Separate WC - With low level WC.

EXTERNALLY

Parking & Garden - Externally the property occupies a lovely plot within a quiet cul-de-sac and features a block paved frontage with double gates offering off road parking and to the rear there is a generous size and easy to maintain garden mainly block paved.







Auction House Disclaimer

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

Disclaimer

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

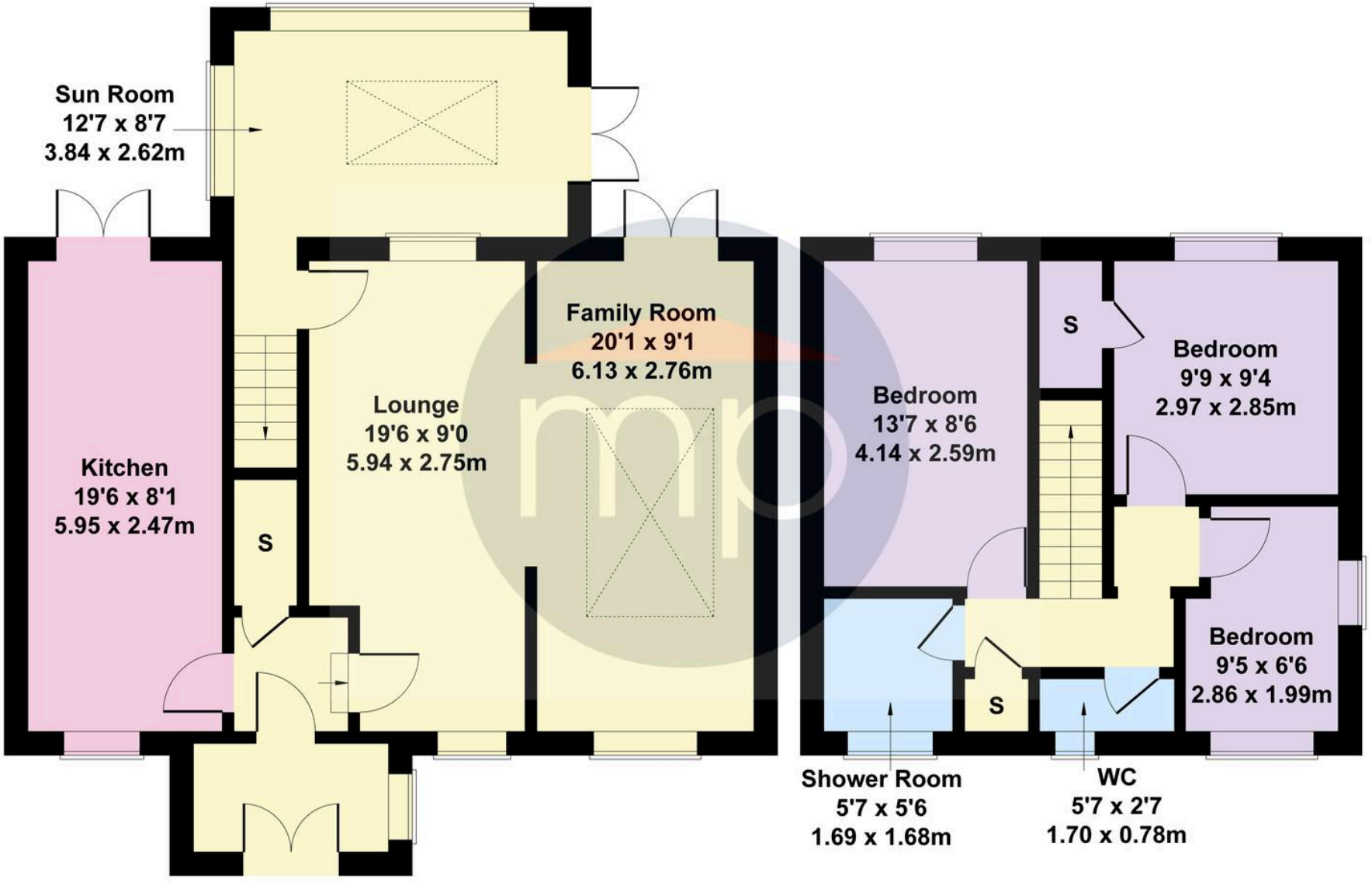


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Coulby Newham, Middlesbrough

Longfield Ash

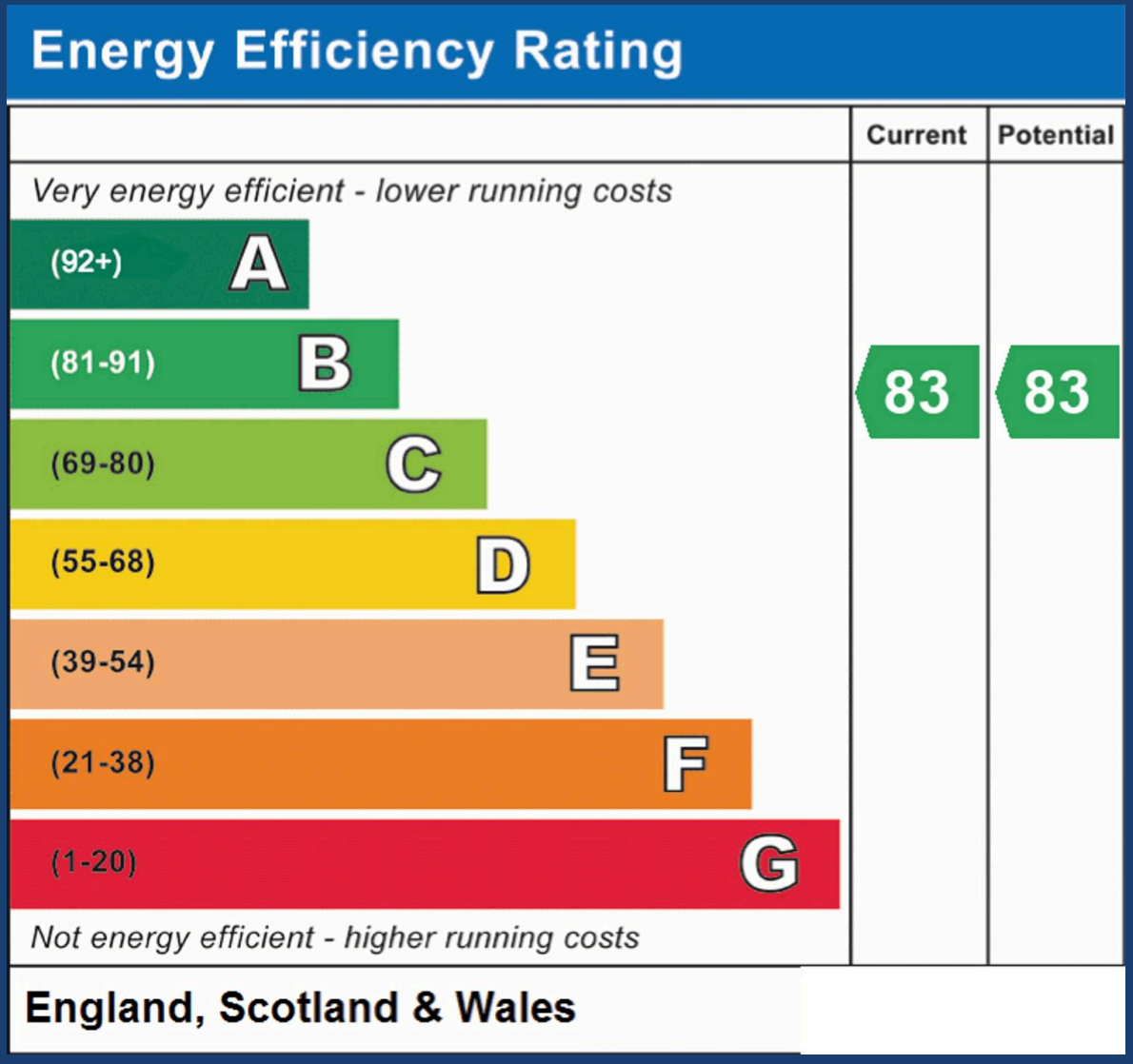
Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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