



## 23 Willowbank

Coulby Newham, Middlesbrough, TS8 0SW

£650 PCM



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## Front Garden

Driveway providing off-road parking and access to the garage, with a stoned area for low maintenance and a pathway leading to the front door.

## Lounge

A spacious room offering ample space for both lounge and dining areas, featuring neutral décor and oak-effect flooring. With access to the kitchen and stairs rising to the first floor, the room also benefits from a large open window allowing plenty of natural light, and a radiator.

## Kitchen

A modern fitted kitchen comprising a range of wall and base units with tiled surrounds, offering space for appliances and providing access to the rear of the property.

## Bedroom 1

Situated to the front of the property, this well-proportioned bedroom benefits from built-in cupboards providing ample storage. Featuring neutral décor and carpeting, the room also includes a window allowing natural light and a radiator.

## Bedroom 2

Located to the rear of the property, this

well-proportioned bedroom features built-in cupboards providing useful storage. Finished with oak-effect flooring, the room also benefits from a window allowing natural light and a radiator.

## Bathroom

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by cladding to the surrounds for a clean, low-maintenance finish.

## Rear Garden

Enclosed rear garden offering access to the garage, with a decking area ideal for outdoor seating, a lawned section and a small patio area.



## Road Map



## Hybrid Map



## Terrain Map



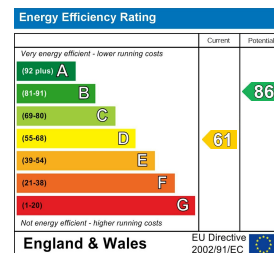
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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