PH ESTATE AGENTS



77 Southwood

Coulby Newham, Middlesbrough, TS8 0UF

£175,000

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ENTRANCE

2'11" x 3'2" (0.89m x 0.97m)

Step through the front entrance, where a UPVC double glazed door welcomes you into a cozy entryway. This small passageway leads you directly into the heart of the home—the main reception room.

RECEPTION ROOM

14'3" x 9'11" (4.34m x 3.02m)

Flooded with natural light, the reception room offers ample space for a comfortable two-piece suite along with extra storage options. A large UPVC double glazed window frames the view outside, while a radiator ensures the room stays warm and inviting. From here, you can easily move into the dining area or head upstairs to the first floor.

DINING ROOM

7'11" x 8'3" (2.41m x 2.51m)

Step through from the reception room into the dining area, where there's plenty of space for a full-size table—perfect for family meals or entertaining friends. A radiator keeps the room cozy year-round, while the large sliding patio doors open directly onto the rear garden, letting in soft natural light and offering an easy flow to the outdoors. From here, you'll also find convenient access to the kitchen, making serving and clean-up a breeze.

KITCHEN

7'9" x 9'3" (2.36m x 2.82m)

The kitchen features a generous selection of wooden cabinets, including wall-mounted cupboards, deep base units, and spacious drawers, all topped with pale, inviting countertops. There's ample room for your choice of free-standing appliances, making the space both practical and adaptable. Natural light pours in through a UPVC double-glazed window, while a matching door opens onto the side of the property, creating a bright and airy atmosphere. The walls are partially tiled, adding a clean, polished touch and making maintenance a breeze.

LANDING

8'5" x 2'4" (2.57m x 0.71m)

The landing is illuminated by natural light streaming through a UPVC double glazed window set into the side wall, creating a bright and welcoming space. From here, you can access all three of the property's bedrooms as well as the family bathroom.

BEDROOM ONE

11'9" x 9'6" (3.58m x 2.90m)

The primary bedroom faces the front of the house, offering plenty of room for a double bed as well as larger storage pieces. Sunlight pours in through the UPVC double glazed window, giving the space a bright, airy feel. Built-in sliding wardrobes provide ample storage while keeping the room feeling uncluttered, and a radiator ensures year-round comfort.

BEDROOM TWO

8'10" x 9'8" (2.69m x 2.95m)

The second bedroom sits at the back of the house, offering a quiet retreat away from the main living areas. There's plenty of room for a double bed, along with larger wardrobes or storage units for all your belongings. A wide UPVC double glazed window lets in natural light while keeping the space cozy, and the soft carpeting underfoot adds a warm, comfortable touch. The room is also fitted with a radiator to keep things toasty even on chilly mornings.

BEDROOM THREE

8'3" x 8'4" (2.51m x 2.54m)

The third bedroom sits at the front of the house, where sunlight filters in through a large UPVC double-glazed window. There's ample room for a single bed, along with generous space for larger wardrobes or storage units. The room is finished with soft carpeting underfoot and kept comfortable year-round by a modern radiator.

FAMILY BATHROOM

5'7" x 8'2" (1.70m x 2.49m)

The family bathroom, while ready for a modern refresh, is generously sized and features a classic four-piece suite. There's a paneled bathtub with convenient shower attachments—perfect for both quick rinses and long soaks—alongside a spacious hand basin, a low-level toilet, and a bidet for added comfort. Natural light filters in softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. The walls are finished with a full tile surround, giving the room an easy-to-clean, polished look.

EXTERNAL

Tucked away on a peaceful residential cul-de-sac, this property welcomes you with a neatly manicured front lawn and its own private driveway, leading to an attached garage—perfect for convenient parking and extra storage. Step out back and you'll find a beautifully maintained rear garden, ideal for relaxing or enjoying time outdoors. The home is just a short drive from local schools, making morning routines easy, and is close to Coulby Newham Parkway Shopping Centre, so you're never far from shops, cafes, and everyday essentials.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

• Valid passport or driving licence.

For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.
Legal Services
We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!
Selling Your Property?
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:
• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market
Next Steps
Once you're ready to make an offer:
1.Contact our office.
2.Have your supporting documents ready.
3.We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers
•All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
•Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
•Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
•We reserve the right to amend or withdraw this property from the market at any time without notice.
•Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
•By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
•Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
•All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
For further details or clarification, please contact our office directly.









Road Map



Hybrid Map



Terrain Map



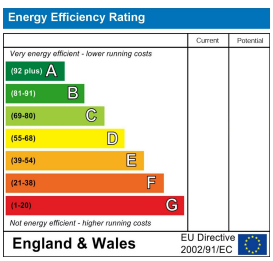
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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