



## 12 Farmstead Street

Stainsby Hall Farm, Middlesbrough, TS5 8FL

**Offers in the region of £270,000**



For Sale With The Advantage Of No Onward Chain!

Nestled In The Charming Farmstead Street At Stainsby Hall Farm, Middlesbrough, This Detached House Is A True Gem Waiting To Be Discovered. Boasting Two Reception Rooms, Three Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

One Of The Standout Features Of This Modern Development Is Its N.H.B.C Warranty Cover, Providing Peace Of Mind To The New Owners. The Garage Conversion Adds A Valuable Family Room, Perfect For Gatherings Or Relaxation. The Open-plan Kitchen And Diner Flow Seamlessly Into A Utility Room And Ground Floor W/C, Making Daily Living A Breeze.

Step Through The French Doors And Be Greeted By The Delightful West-facing Garden, Ideal For Enjoying Sunny Afternoons Or Hosting Summer Barbecues. Upstairs, Three Spacious Double Bedrooms Await, With The Master Bedroom Featuring Its Own En-suite For Added Luxury.



**Location:**  
Delightfully Positioned In Stainsby Hall Farm.

St Clares RC Primary School - 8 Minute Drive, 23 Minute Walk  
Acklam Grange School - 9 Minute Drive, 45 Minute Walk  
Middlesbrough Town Centre - 13 Minute Drive  
Teesside Park - 10 Minute Drive  
Tees Barrage - 11 Minute Drive  
A19 - 4 Minute Drive  
A174 - 2 Minute Drive

Distance Times As Suggested By Google Maps.

**Entrance Hallway**  
7'2" x 3'3" (2.2 x 1)  
Entrance Leads To Staircase, Lounge and Family Room

**Lounge**  
17'0" x 10'2" (5.2 x 3.1)  
uPVC Double Glazed Window, Radiator. Door Leading To The Kitchen.

**Kitchen**  
17'0" x 15'1" (5.2 x 4.6)  
Fitted With A Range Of Base, Wall and Draw Units, Integrated Fridge, Dishwasher and Oven, Storage Cupboard, uPVC Double Glazed Window, Radiator. Door Leading To The Utility Room. French Doors Leading To The Garden.

**Utility**  
6'6" x 6'2" (2 x 1.9)  
Door Leading To Ground Floor W/C And Door Leading To Garden.

**Ground Floor W/C**  
6'6" x 3'3" (2 x 1)  
W/C, Hand Wash Basin

**Family Room/Garage Conversion**  
12'5" x 9'10" (3.8 x 3)  
Radiator.

**First Floor Landing**  
9'10" x 3'3" (3 x 1)  
Access To Bedrooms & Bathroom.

**Master Bedroom**  
13'5" x 10'2" (4.1 x 3.1)  
Walk-Through To Integrated Wardrobes And Door Leading To En-Suite, uPVC Double Glazed Window, Radiator.

**En-Suite**  
6'6" x 6'6" (2 x 2)  
Shower, W/C, Hand Wash Basin, Double uPVC Glazed Window, Radiator

**Bedroom Two**  
10'2" x 13'1" (3.1 x 4)  
uPVC Double Glazed Window, Radiator.

**Bedroom Three**  
11'5" x 7'10" (3.5 x 2.4)  
uPVC Double Glazed Window, Radiator.

**Family Bathroom**  
8'6" x 5'6" (2.6 x 1.7)  
Fitted With A Three Piece White Suite, uPVC Double Glazed Window, Radiator.

**Energy Efficiency Rating; B**  
The Full Energy Efficiency Certificate Is Available On Request.

**Property Information**  
Tenure: Freehold  
Local Authority: Middlesbrough Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: D  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Two Storey Dwelling. No Accessibility Modifications  
Cladding: None  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

**Disclaimer**  
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## Area Map



## Floor Plans



## Energy Efficiency Graph

