

https://www.harperandcoestateagents.co.uk



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

Loung

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

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This

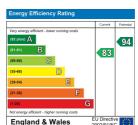
Area Map

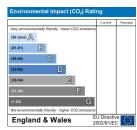


Floor Plans



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.