

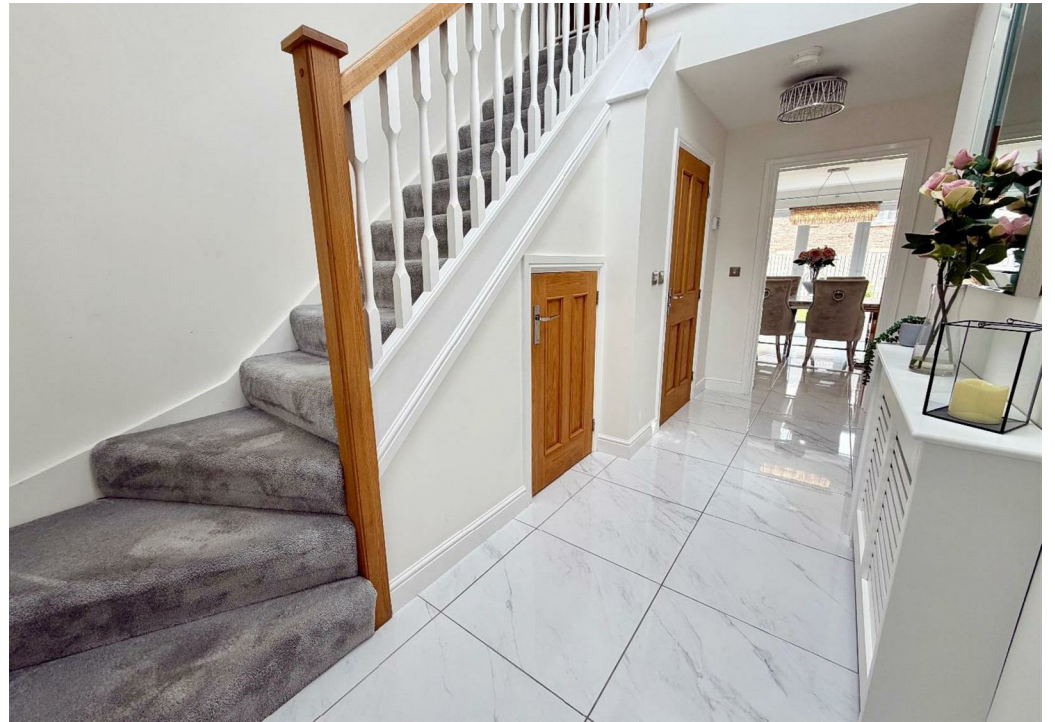


**Stein Grove, Middlesbrough, TS5 8DN**  
**4 Bed - House - Detached**  
**£370,000**

**Council Tax Band: E**  
**EPC Rating: B**  
**Tenure: Freehold**



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## Stein Grove, TS5 8DN

A beautiful updated four-bedroom detached family home which offers versatile living space throughout and modern, sought after interior. The ground floor accommodations comprises of; hallway with staircase to the first floor landing spacious lounge, modern open plan kitchen/ family area with built in gas fire - ideal for entertaining. Completing the ground floor is a convenient downstairs WC. Upstairs, the first floor boasts four well-proportioned bedrooms, including a master bedroom with en-suite, as well as a modern family bathroom. There is also the benefit of built-in wardrobes. Externally, to the rear is a generous, landscaped rear garden, which is mainly laid to lawn with a patio and separate decked area and a pergola. To the front is a double width driveway providing ample parking leading to the integral single garage. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1466 ft<sup>2</sup>  
136.2 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

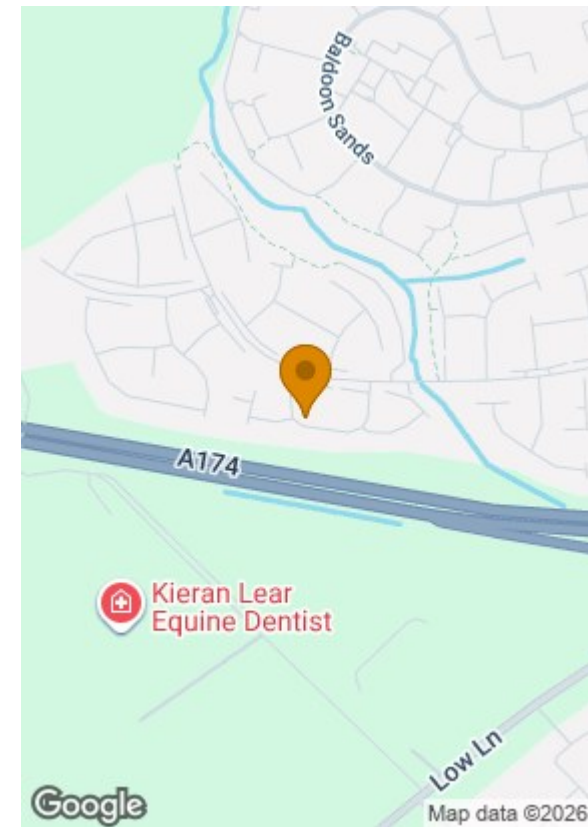
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Kieran Lear  
Equine Dentist

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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