



This superb property presents an excellent opportunity for first-time buyers or growing families seeking a comfortable and well-located home. Situated in a highly sought-after residential area, the house enjoys a peaceful cul-de-sac setting that offers both privacy and a sense of community. The location is particularly convenient, with a wide range of local amenities close by, including shops, leisure facilities, and well-regarded schools, making day-to-day living exceptionally easy. In addition, the charming market town of Stokesley is only a short drive away, providing further shopping, dining, and recreational options.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads into a bright and spacious lounge, ideal for relaxation or family gatherings. The ground floor continues into an attractive open-plan kitchen and dining area, offering ample space for cooking, entertaining, and socialising. This layout ensures a natural flow throughout the home and is perfectly suited to modern living.

The upper level of the property comprises three well-proportioned bedrooms. The master bedroom benefits from its own private en-suite, providing an extra touch of comfort and convenience. The remaining bedrooms are versatile in size and function, suitable for children, guests, or even a home office. A separate family bathroom serves this floor, providing additional practicality for busy households.

Externally, the property boasts a generous rear garden, offering plenty of space for outdoor activities, gardening, or simply enjoying the sunshine. To the front, the driveway provides convenient off-street parking, adding to the home's overall appeal.

Overall, this property combines an excellent location with spacious accommodation and modern conveniences, making it a fantastic choice for a variety of buyers.

## Honeysuckle Grove, Stainton, Middlesbrough, TS8 9FW

**3 Bed - House**

**£187,500**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**

# Honeysuckle Grove, Middlesbrough, TS8 9FW

Entrance Hallway



Lounge



Kitchen/Diner

Landing

Bedroom

Ensuite

Bedroom

Bedroom

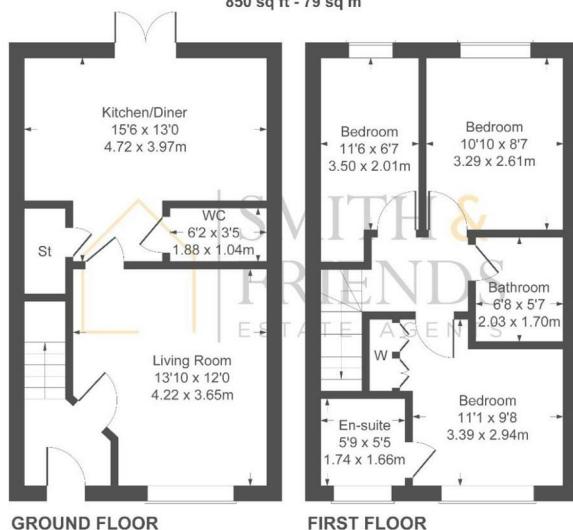
Bathroom

External



## Honeysuckle Grove

Approximate Gross Internal Area  
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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