



## 42 Stein Grove

Stainsby Hall Farm, Middlesbrough, TS5 8DN

**Offers in the region of £382,200**



The Impressive Specification Of The Salisbury Includes A Kitchen/Dining/Family Area Spanning The Entire Width Of The House, Bi-Fold Doors Leading To The Rear Turfed Garden, Four Double Bedrooms, Family Bathroom And Two En-Suites, Plus A Double Garage.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!

\* Please Note, The Registered Purchase Price As Shown Is Incorrect & Is In The Process Of Being Amended \*



**Accommodation Comprises:**

**Entrance Hallway**

Composite Entrance Door, Marble Flooring With Underfloor Heating, Solid Oak Doors Leading To The Living Room, Kitchen & Cloakroom W.C, Radiator.

**Living Room**

13'1" x 16'6" (4.01m x 5.03m)  
Feature Media Wall, Panoramic Evonic Electric Flame Effect Fire, uPVC Double Glazed Window, Radiator.

**Kitchen/Diner/Family Area**

11'5" x 33'11" (3.5m x 10.36m)  
Fitted With A Range Of Grey High Gloss Base, Wall & Drawer Units, Woodgrain Effect Roll Edge Worktop, Sink Unit, Electric Oven And Integrated Grill, Five Ring Gas Hob With Stainless Steel Splashback And Stainless Steel Extractor Fan, Integrated Dishwasher And Fridge Freezer, Two Radiators, Double Doors And Bi-Folding Doors Open To The Rear Garden, Spotlights, And Marble Flooring With Under Floor Heating.

**Utility Room**

5'4" x 9'8" (1.63m x 2.97m)  
Base Units, Woodgrain Effect Roll Edge Worktop, Space For A Washing Machine & Tumble Dryer, Solid Oak Door Leading To The Garage, Composite Door Leading To The Garden.

**Ground Floor W/C**

Fitted With Hand Wash Basin, W/C, Towel Radiator.

**First Floor Landing**

Open Spindle Balustrade, Access To All Bedrooms & Bathroom, Storage Cupboard, Velux Sky Light Window, Loft Access And Cupboard Housing The Water Tank..

**Master Bedroom**

17'1" x 16'6" (5.23m x 5.03m)  
uPVC Double Glazed Dorma Windows x2, Radiators x2, Spotlights, Door Leading To The En-Suite Shower Room.

**En-Suite Shower Room**

7'6" x 6'6" (2.3m x 2m)  
Comprising Close Coupled WC With Hidden Cistern, Wall Mounted Wash Hand Basin With Mixer Tap, Double Shower With Thermostat Electric Mixer Tap, Chrome Towel Radiator, Spotlights, Tile Effect Cladded Walls, Woodgrain Effect Lino Flooring And Extractor Fan, uPVC Double Glazed Window.

**Bedroom Two**

uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite Shower Room..

**En-Suite Shower Room**

6'7" x 6'9" (2.03m x 2.06m)  
Fitted With Hand Wash Basin, W/C, Waterfall Shower, uPVC Double Glazed Window, Radiator.

**Bedroom Three**

9'4" x 13'3" (2.87m x 4.04m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Four**

10'4" x 13'3" (3.15m x 4.04m)  
uPVC Double Glazed Window, Radiator.

**Main Family Bathroom**

9'4" x 7'2" (2.87m x 2.2m)  
Comprising Close Coupled WC With Hidden Cistern, Wall Mounted Wash Hand Basin With Mixer Tap, Bath, Shower Cubicle, Chrome Towel Radiator, Extractor Fan, Spotlights, Tile Effect Cladding To Walls And Tile Effect Lino Flooring, uPVC Double Glazed Window.

**Double Garage/Gym**

17'7" x 17'1" (5.36m x 5.23m)  
Currently Used As A Gym With Electric Door, Mirrored Wall And Housing The Vaillant Combi Boiler.

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: F**

Council Tax Estimate £3,132

**Disclaimer:**

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

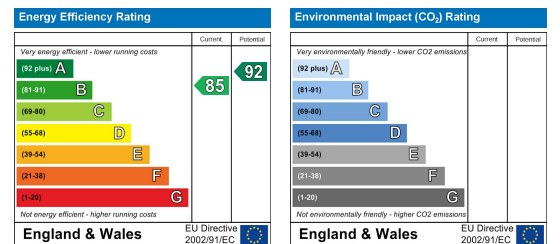
**Area Map**



**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.