

# Harper & Co

Estate Agents Ltd

<https://www.harperandcoestateagents.co.uk>



## Stein Grove

Stainsby Hall Farm, Middlesbrough, TS5 8DN

Welcome To This Stunning Detached House Located In The Desirable Stein Grove, Stainsby Hall Farm, Middlesbrough. This Property Boasts Three Reception Rooms, Perfect For Entertaining Guests Or Relaxing With The Family. With Five Spacious Bedrooms And Three Modern Bathrooms, There Is Plenty Of Room For Everyone To Enjoy.

One Of The Standout Features Of This Property Is The Open Plan Kitchen/Diner, Complete With Bi-Folding Doors That Lead Out To The Generous South-Facing Rear Garden And Patio. Imagine Hosting Summer Barbecues Or Enjoying A Peaceful Evening Watching The Sunset In Your Own Private Outdoor Space.

This House Also Offers The Convenience Of A Ground Floor W.C And Utility Room, Adding To The Practicality Of Daily Living. The Property Comes With The Added Bonus Of No Onward Chain, Making The Buying Process Smoother, And It Benefits From The Remainder Of A 10-Year NHBC Warranty, Providing Peace Of Mind For The Future.

**Offers in excess of £425,000**

# Stein Grove

Stainsby Hall Farm, Middlesbrough, TS5 8DN



- For Sale With The Advantage Of No Onward Chain, Ready & Waiting For Its New Owners
- Spacious Entrance Hallway Serving Two Reception Rooms & A Ground Floor Cloakroom W.C
- Three First Floor Bathrooms With Modern En-Suites To Bedrooms One & Two
- Benefiting The Remainder Of The Builders 10 Year N.H.B.C Warranty Cover
- Distinctive Story Homes 'Mayfair Design' Is The Only One Of Its Kind On The Development
- Stylish Open Plan Kitchen/Snug & Dining Area With Bi-Folding Doors Leading To The South Facing Rear Garden
- Luxurious Carpets & Flooring Throughout Along With Neutral/Light Decor
- Generous Size Plot In a Cul-De-Sac Location Benefiting No Through Traffic
- Separate Utility Room With Integral Door Leading Through To The Garage
- Double Width Driveway & Integral Garage Providing Off-Road Parking

## Accommodation Comprises;

Entrance Hallway

Lounge

Open Plan Kitchen/Diner/Family Area

Utility

Office/Study

Ground Floor W/C

First Floor Landing

Master Bedroom

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Garage

Energy Efficiency Rating; B

Council Tax Band; F

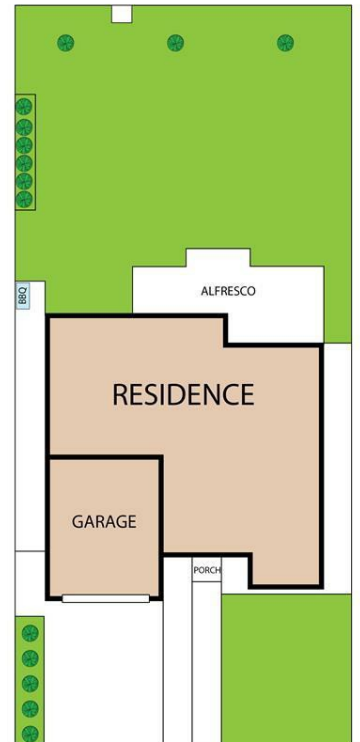
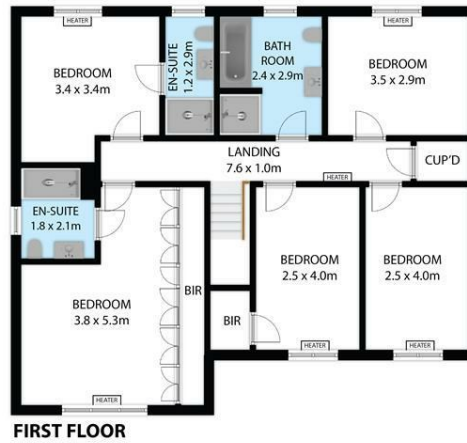
Disclaimer



Directions



# Floor Plan



34 Stein Grove, Middlesbrough TS5 8DN  
 TOTAL APPROX. FLOOR AREA 187 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

