



**Meldyke Lane, Stainton, Middlesbrough, TS8 9AZ**

**welcome to**

## **Meldyke Lane, Stainton Middlesbrough**

A beautiful period cottage, extended to the rear, located in the village of Stainton.

### **Entrance Hallway**

Entered by UPVC door to front, stairs to first floor, radiator, understair storage.

### **Lounge**

14' 6" x 11' 10" ( 4.42m x 3.61m )

UPVC double glazed window to front, radiator, TV point, telephone point, exposed beams, fireplace,

### **Dining Area**

13' 1" x 9' 10" ( 3.99m x 3.00m )

UPVC double glazed window to side, radiator.

### **Kitchen**

17' 6" x 12' 4" ( 5.33m x 3.76m )

Range of base and wall units with complimentary working surfaces, UPVC double glazed window to side, 1 1/2 bowl sink with draining board and mixer tap, radiator, integral fan oven with four ring electric hob, UPVC double glazed window to rear.

### **Downstairs Bathroom**

Double shower cubicle with wall mounted shower, UPVC double glazed window to side, WC, heated towel rail, wash hand basin with mixer tap and under storage, storage cupboard.

### **Bedroom 1**

13' 7" inc. door recess x 10' 10" ( 4.14m inc. door recess x 3.30m )

UPVC double glazed window to rear, UPVC double glazed door to rear garden, radiator.

### **Landing**

UPVC double glazed window to rear.

### **Bedroom 2**

13' 8" x 14' 11" ( 4.17m x 4.55m )

Two UPVC double glazed windows to the front,

radiator, built in wardrobes.

### **Upstairs Bathroom**

WC, wash hand basin, UPVC double glazed window to rear, radiator, bath with mixer tap, storage cupboard, part tiled walls.





### **Externally Front Garden**

Flat fronted, on-street parking.

### **Rear Garden**

Patio seating area, lawned area, Summerhouse to rear, timber built storage shed, patio to the side of property.



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## Meldyke Lane, Stainton Middlesbrough

- PERIOD COTTAGE
- CHARACTER
- ORIGINAL FEATURES
- TWO SPACIOUS BEDROOMS
- GENEROUS SIZE REAR GARDEN

Tenure: Freehold EPC Rating: D

**£240,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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