



Farmstead Street, Middlesbrough TS5 8FJ

welcome to

Farmstead Street, Middlesbrough

This beautifully extended 4-bedroom detached home offers a perfect blend of modern living and comfort. Step outside into the highly landscaped rear garden, a tranquil haven complete with a charming summer house - perfect for relaxation or as a versatile space.



Entrance Hall

Entered via UPVC double glazed composite door, radiator, stairs to first floor, access to down stairs W/C, storage cupboard.

Lounge

12' 5" x 18' 8" (into bay) (3.78m x 5.69m (into bay))
UPVC double glazed bay window to front, decorative panelled wall, radiator, TV point, telephone point.

Kitchen

18' 1" x 10' 7" (5.51m x 3.23m)
Range of base and wall units, complementary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, double electric oven, integral fridge/freezer, UPVC double glazed window to rear, four ring gas hob, extractor fan with stainless steel splashback, integral dishwasher.

Utility

6' 5" x 6' 11" (1.96m x 2.11m)
Base units, complementary work surfaces, plumbing for washing machine, UPVC double glazed door to side.

Snug

12' 9" x 7' 5" (3.89m x 2.26m)
UPVC double glazed bi-fold doors to rear, media wall with inset electric fire, UPVC double glazed window to side.

Dressing Room

13' 4" x 9' 7" (4.06m x 2.92m)
Staircase to master bedroom with glass banisters, access to downstairs bathroom.

Downstairs W/C

W/C, wash hand basin with mixer tap, radiator.

Downstairs Bathroom

9' 6" x 5' 11" (2.90m x 1.80m)
Free standing bath, mat black appliances, storage cupboard, electric wall mounted radiator.

Master Bedroom

12' 6" x 15' 1" (3.81m x 4.60m)
UPVC double glazed window to front, radiator, decorative panelled wall, access to ensuite.

Ensuite

Part tiled walls, wash hand basin with mixer tap, chrome radiator, W/C, double shower cubicle, wall mounted shower head, UPVC double glazed window, extractor unit.

Bedroom 2

12' 7" x 10' 4" (3.84m x 3.15m)
UPVC double glazed window to front, radiator, fitted wardrobes, access to ensuite.

Ensuite

Wash hand basin with mixer tap, W/C, radiator, UPVC double glazed window to side, part tile wall, double shower cubicle, wall mounted shower head, extractor unit.

Bedroom 3

11' 1" x 9' 1" (3.38m x 2.77m)
UPVC double glazed window to rear, radiator.

Bedroom 4

9' 8" x 6' 6" (2.95m x 1.98m)
UPVC double glazed window to rear, radiator.

Family Bathroom

Wash hand basin with mixer tap, UPVC double glazed window to side, W/C, radiator, bath with mixer tap chrome, part tiled wall.

Externally

Front Garden

Driveway to front, easy maintainable garden.

Rear Garden

Decking seating area, enclosed by timber fencing, fish pond, payola housing a hot tub.

Summer House

Electricity point, lighting, UPVC double glazed patio doors leading to decking seating area.



view this property online mannersandharrison.co.uk/Property/MAR110932



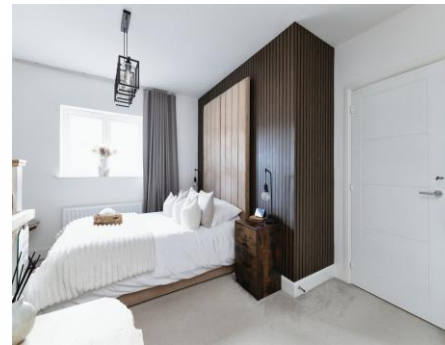
welcome to

Farmstead Street, Middlesbrough

- OPEN PLAN MODERN KITCHEN
- COSY LOUNGE
- ENSUITE TO MASTER BEDROOM
- DRESSING ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: B

£395,000



Please note the marker reflects the postcode not the actual property

view this property online mannersandharrison.co.uk/Property/MAR110932



Property Ref:
MAR110932 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk