



**Buttercup Grove, Stainton, TS8 9FG**  
**4 Bed - House - Detached**  
**Reduced To £250,000**

**Council Tax Band: E**  
**EPC Rating: B**  
**Tenure: Freehold**



# Buttercup Grove Stainton, TS8 9FG

**\*\*REDUCED FOR QUICK SALE\*\***

**\*\*CHAIN FREE\*\***

SMITH AND FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached home which is deceptively spacious throughout. The property is situated on the sought after Taylor Wimpey Development in Stainton and posited on a lovely plot with a private aspect which would appeal to a variety of buyers especially growing families. The immaculate living accommodation briefly comprises; a lengthy entrance hallway with stairs to the first floor, a generous sized lounge to the front aspect, large downstairs cloakroom/WC, fully equipped attractive kitchen/diner with access to a utility room and French doors leading out to the garden. To the first floor is a generous landing with access to four bedrooms, the master bedroom benefitting from an en suite shower room and a stunning family bathroom/WC. Externally to the rear is enclosed garden which is mainly laid to lawn and a parking space leading to a single garage. To the front is a seating area which can be enjoyed by private views to the front aspect. An internal viewing comes highly recommended to fully appreciate this stunning family home.

CONTACT SMITH AND FRIENDS ON 01642 313666 TO ARRANGE VIEWING.











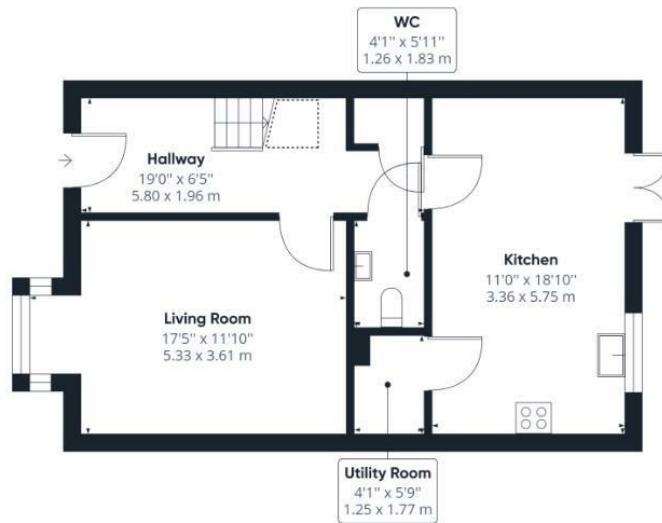












Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1119.96 ft<sup>2</sup>  
104.05 m<sup>2</sup>

Reduced headroom

13.54 ft<sup>2</sup>  
1.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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