



SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom family home constructed in 2019 by Storey Homes to their 'Grantham' design and situated in the popular Brookfield Woods development. The well proportioned living accommodation briefly comprises; entrance hallway with stairs to the first floor, generous size living room with bay fronted window, downstairs cloakroom/WC, a fantastic open-plan family kitchen/living room with bi-folding doors opening to the rear garden creating the perfect entertaining space. The kitchen is equipped with quality integrated appliances, including microwave, oven, fridge, wine cooler and dishwasher. There is also the benefit of a kitchen island providing additional seating and workspace. To the first floor is a spacious landing area with four generous bedrooms, the master bedroom has the benefit of an en suite shower room. There is also a ultra modern family bathroom fitted with a jacuzzi bath, a walk-in shower, WC, and vanity unit. Externally to the rear of the property is a driveway providing parking for two cars leading to a single detached garage. The rear garden is perfect for families, complete with low maintenance, artificial lawn, and a patio area with ample space for outdoor furniture. Viewings come highly recommended to fully appreciate.

Stein Grove, Middlesbrough, TS5 8DN

4 Bedroom - House - Detached

£325,000

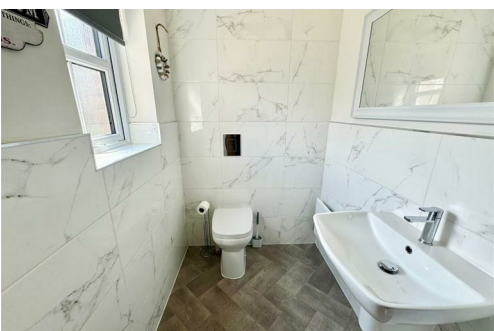
EPC Rating: B

Tenure: Freehold

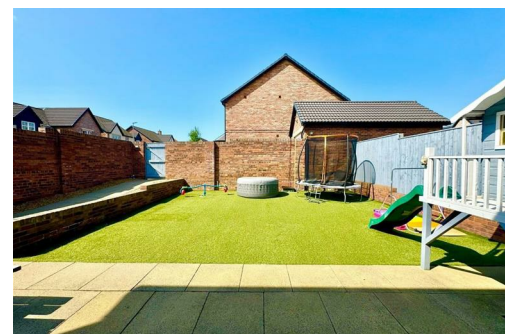
Council Tax Band: E



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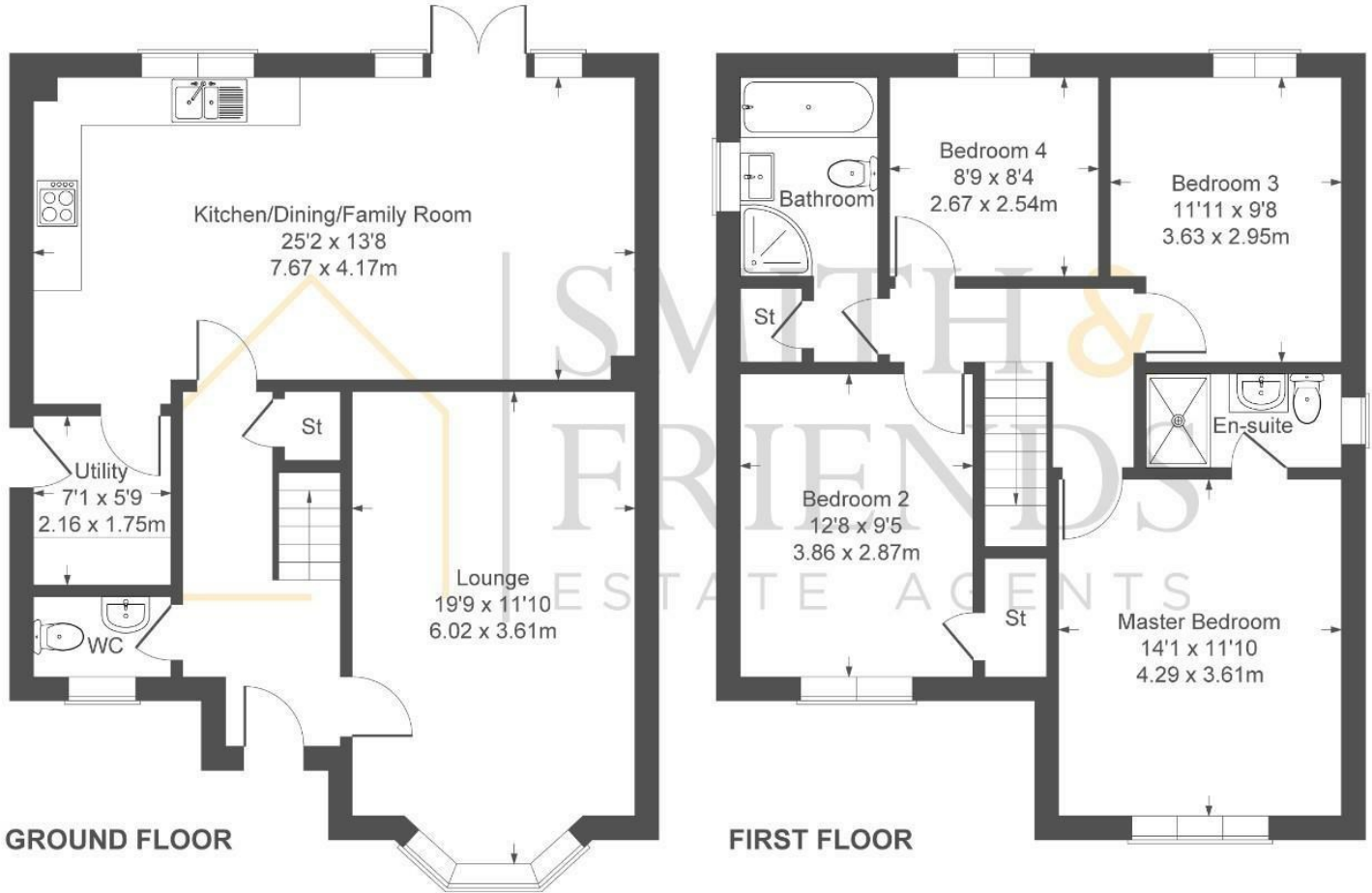


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Approximate Gross Internal Area
1427 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

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SMITH &
FRIENDS
ESTATE AGENTS