



SMITH & FRIENDS are delighted to offer to the market this beautifully presented FOUR BEDROOM property built to the "Downham" design by Taylor Wimpey. The property is now situated on the Rose Cottage Farm development in Stainton and within close proximity to local amenities and motorway links. The well proportioned living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, downstairs WC, generous living room with Bay fronted window and double doors opening to the attractive open plan kitchen/diner/family room with access to the garden. To the first floor is a fantastic landing area with access to four spacious bedrooms and a modern family bathroom fitted with a white three piece suite. The master bedroom also has the benefit of an en-suite. Externally to the front of the property is a driveway with off street parking for 2 vehicles leading to a single garage. To the rear is a larger than average garden which is mainly laid to lawn with a large paved seating area. Early viewings come highly recommended to fully appreciate.

Bramble Close, Stainton, Middlesbrough, TS8 9FE

4 Bed - House - Detached

£290,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

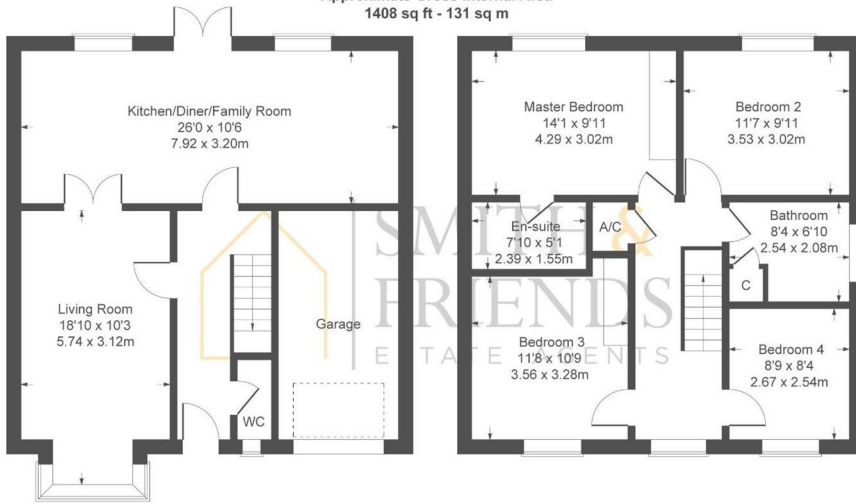


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Bramble Close

Approximate Gross Internal Area
1408 sq ft - 131 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Vary 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

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