



Baron Close, Middlesbrough, TS5 8FH
4 Bed - House - Detached
£350,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Baron Close, TS5 8FH

*** NO FORWARD CHAIN SALE ***
*** FOUR DOUBLE BEDROOMS ***

This lovely Four Bedroom Detached Family Home, located within the 'Stainsby Hall Park' Acklam development and constructed by Bellway Homes in 2016, is a perfect family home offered with No Forward Chain Sale. The Property is positioned on a generous corner plot within a quiet cul-de-sac location.

The property briefly comprises of; Entrance Hallway, Downstairs Cloakroom/WC, Spacious Living Room with Dual Aspect and French Doors to the Rear Garden. In addition the property has a Separate Study/Second Lounge, and Impressive L-shaped Open-Plan Kitchen / Diner / Entertainment Room. The kitchens key features are the twin French doors leading to the rear garden, flooding the kitchen with ample of natural light, in addition the kitchen has integrated fridge/freezer, dishwasher, washing machine, gas hob and electric oven.

To the First Floor, you will find a spacious Landing with Four Double Bedrooms, the Master consisting of a Walk Through Dressing Area and En-Suite Shower Room, a Second Bedroom with En-Suite Shower, and a Lovely Spacious Family Bathroom.

Externally, the property has a Double Detached Garage to the side with a Double Width Driveway, providing ample of off-street parking. The rear garden benefits from being South Facing, with a well Maintained Lawn extended around the rear of the Garage, a Timber Decked Area with the added feature of a Hot Tub.

For a viewing contact SMITH & FRIENDS - Estate Agents Middlesbrough office, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
19'11" x 6'4"

Downstairs WC
5'01" x 3'00"

Living Room
19'11" x 11'7"

Study
10'1" x 9'2"

Kitchen/Diner
16'11" x 11'10"

Sitting Room
10'5" x 10'1"

FIRST FLOOR

Landing
10'3" x 13'5"

Bedroom 1
11'10" x 11'4"

En-Suite
8'03" x 4'07"

Bedroom 2
12'3" x 11'1"

En-Suite
8'08" x 5,09

Bedroom 3
10'8" x 8'4"

Bedroom 4
11'3" x 8'4"

Family Bathroom
11'3" x 8'3"

DOUBLE DETACHED GARAGE
36'1" x 8'10"

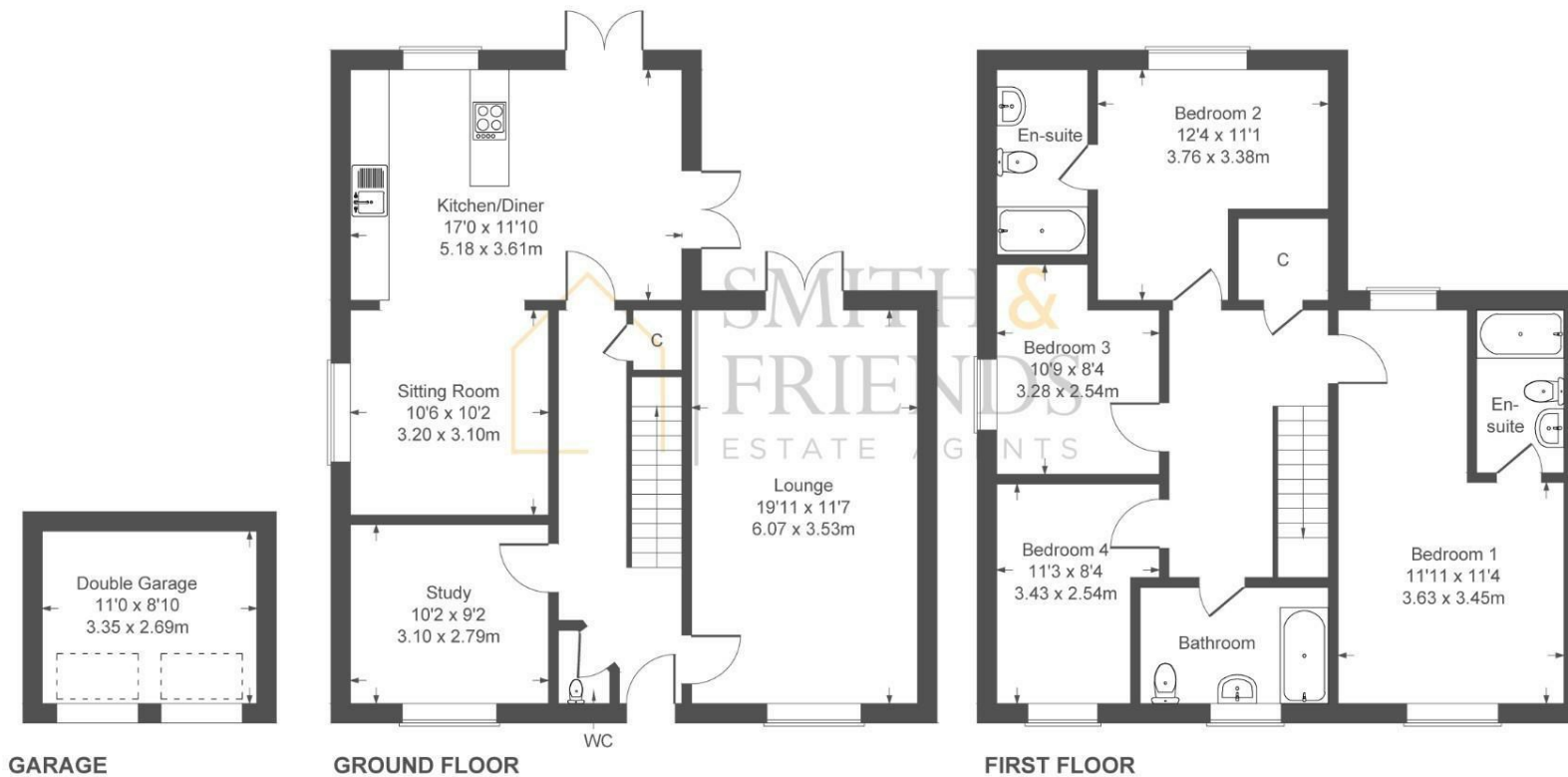




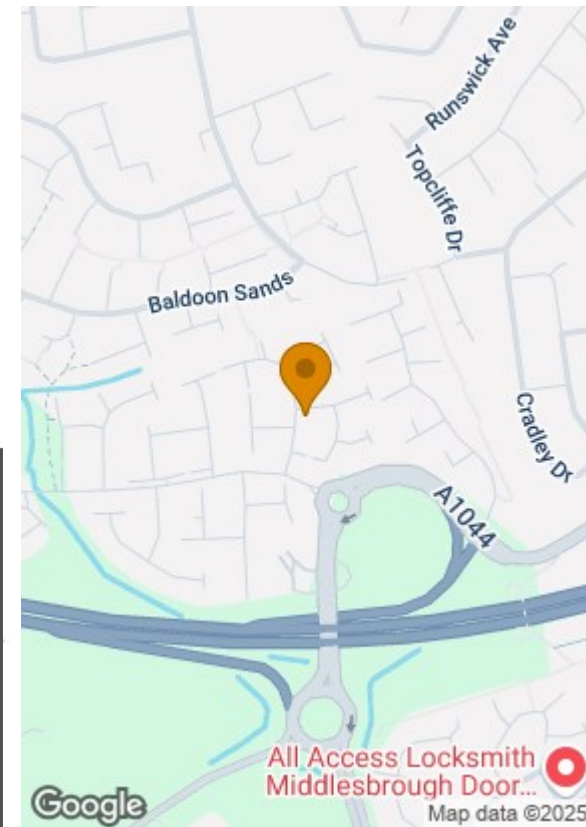


Baron Close Middlesbrough

Approximate Gross Internal Area
1690 sq ft - 157 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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. Smith & Friends Estate Agents 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.

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