



49 Bramble Close, Stainton, Middlesbrough, TS8 9FE
£359,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern double fronted detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom and en suite. Items of note include French doors to the rear, media wall with remote controlled electric fire to lounge, oak internal doors, fitted wardrobes to bedrooms 1 & 2, plus fitted shutters to many windows and an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring, shutters and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, study and WC/utility. There are 4 double bedroom, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access and light.

The property benefits from well maintained gardens to the front and rear with planting, patio and beds plus external tap. There is a double driveway with parking for a number of cars which leads to the double garage with power and light plus car charging point.

Tenure - Freehold
Estate Management Fee - £170 pa.
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

Having an entrance mat leading to tiled flooring.

Lounge 15'5" x 12'7" (4.71m x 3.85m)

Having an impressive media wall with feature alcoves plus remote controlled electric fire, fitted carpets and shutters.

Study 8'6" x 6'10" (2.60m x 2.10m)

With laminate flooring and shutters.

Dining Kitchen 26'6"(max) x 10'7"(max) (8.08m(max) x 3.23m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With range cooker, hood, fridge freezer and dishwasher plus recessed spot lights and floor tiling. French doors leading to the rear garden.

Utility WC 6'11" x 5'3" (2.11m x 1.62m)

Having modern units with laminate worktops and washing machine plus white sanitary ware, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'8"(max) x 12'3"(max) (3.88m(max) x 3.75m(max))

With fitted wardrobes, carpets and shutters.

En Suite 6'5" x 5'5" (1.97m x 1.66m)

Having contemporary white sanitary ware with tiling, floor tiling and chrome ladder radiator.

Bedroom 2 13'8"(max) x 10'2"(max) (4.18m(max) x 3.12m(max))

With fitted wardrobes, carpets and shutters.

Bedroom 3 11'3"(max) x 10'2"(max) (3.44m(max) x 3.10m(max))

With laminate flooring and shutters.

Bedroom 4 12'9"(max) x 9'0"(max) (3.91m(max) x 2.75m(max))

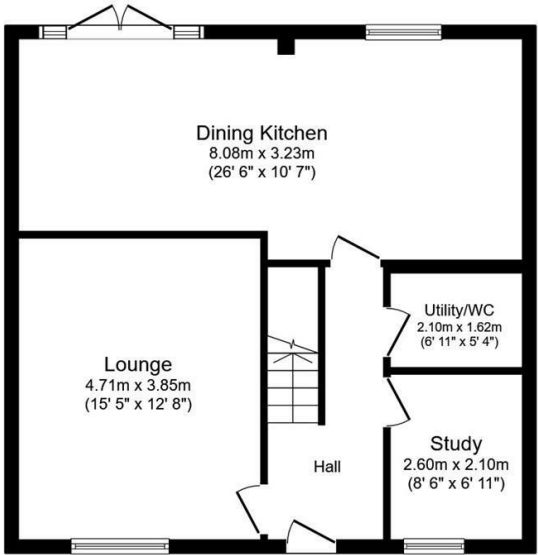
With laminate flooring and shutters.

Bathroom 6'10" x 5'6" (2.09m x 1.69m)

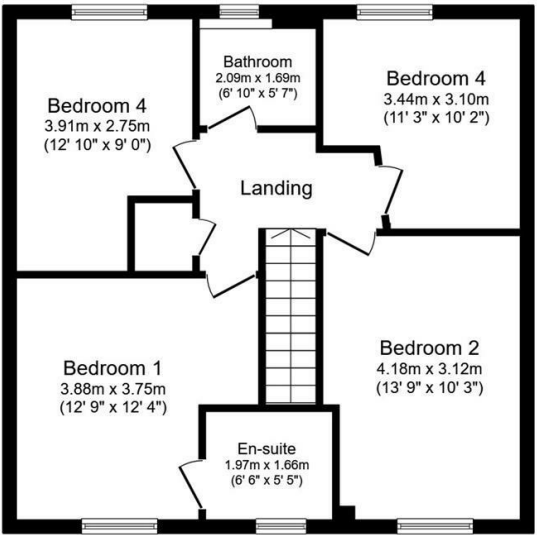
Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator and blind.

EXTERNAL

The property benefits from well maintained gardens to the front and rear with planting, patio and beds plus external tap. There is a double driveway with parking for a number of cars which leads to the double garage with power and light plus car charging point.



Ground Floor
Floor area 61.9 sq.m. (666 sq.ft.)



First Floor
Floor area 61.8 sq.m. (666 sq.ft.)

Total floor area: 123.7 sq.m. (1,331 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE