



## 1 Glebe Gardens

Stainton, Middlesbrough, TS8 9TD

£900





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## ENTRANCE

A charming private entrance welcomes you from the driveway. The intimate courtyard is enclosed by decorative fencing, creating a cozy outdoor retreat complete with a comfortable seating nook. The White pots overflow with colorful blooms, adding life and warmth to the space. A modern UPVC double-glazed door leads you into the bright and inviting reception dining room, seamlessly connecting the outdoor and indoor living spaces.

## RECEPTION/ DINING ROOM

The elegant reception dining room seamlessly blends both living and dining spaces, featuring plush seating arrangements and a handsome dining set that enhance the room's refined aesthetic. Custom built-in storage cupboards line the walls, offering convenient storage solutions while maintaining the room's clean lines. This central space serves as the heart of the home, with doorways flowing naturally into the kitchen, bathroom, and staircase leading to the first floor, making it an ideal hub for both daily life and entertaining.

## KITCHEN

The well-appointed kitchen showcases a sophisticated collection of cream-colored

cabinetry, featuring both wall-mounted units and base cupboards complemented by smooth-gliding drawers. Modern convenience meets style with thoughtfully integrated appliances, including a sleek electric oven positioned beneath a gleaming ceramic hob. A spacious fridge freezer blends seamlessly into the cabinetry, maintaining the kitchen's clean, cohesive aesthetic.

## BATHROOM

Step into a well-appointed bathroom featuring a spacious double-width shower enclosure, perfect for a refreshing start to your day. The modern electric shower system provides reliable hot water on demand, while the clean lines of the contemporary hand basin offer both style and functionality. A discreet low-level toilet completes the essential fixtures. Thoughtful design extends to the practical built-in storage cupboards, keeping toiletries and linens neatly tucked away, while a full-sized radiator ensures the space stays comfortably warm year-round. The room's layout maximizes every inch of space, creating a bathroom that's both practical and inviting.

## BEDROOM

Step through the welcoming reception dining

room and you'll discover a thoughtfully designed bedroom. Bathed in natural light from two elegant skylights and a large UPVC double-glazed window, this tranquil space creates a bright, airy atmosphere. Practical yet stylish recessed spotlights illuminate the room after dark, while clever built-in storage cupboards keep the space clean and uncluttered. The generous floor plan easily accommodates a double bed with room to spare, allowing for additional furniture to create your perfect sanctuary.

### PROPERTY INFORMATION

Step into your own private sanctuary through a dedicated entrance, separate from the main house. This thoughtfully furnished property takes the hassle out of moving, with every room ready for immediate comfort. Convenient on-street parking awaits just steps away on the right side of the residence. Better

yet, you can say goodbye to juggling utility bills – all costs are neatly wrapped into your monthly rent. Located in a prime spot, you'll find grocery stores, cafes, and essential services just around the corner. For commuters, major arterial roads are moments away, making your daily drive a breeze. Whether you're heading to work or exploring the area, this well-connected home puts everything within easy reach.

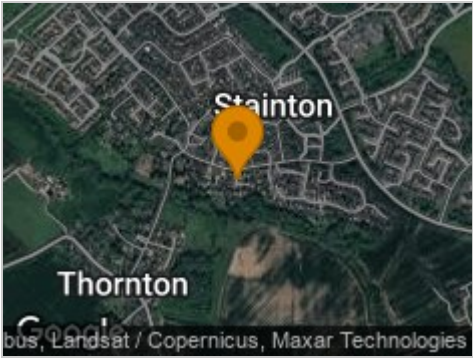




Road Map



Hybrid Map



Terrain Map



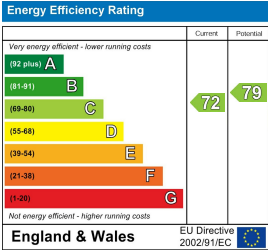
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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