



Sunflower Lane, Stainton, Middlesbrough, TS8 9FS

Offered to the market with NO ONWARD CHAIN, this attractive three bedroom detached home originally built by Taylor Wimpey to the "Aldenham" design, sits within the highly regarded Rose Cottage Farm development in the picturesque village of Stainton.

The property consists of an entrance hall leading to a comfortable dining room overlooking the front aspect, a shaker style kitchen positioned to the rear and fitted with an integrated fridge freezer, oven, hob with extractor, dishwasher and a washer/dryer. The ground floor also features a lounge with views over the rear garden and an additional reception room created from the garage conversion, providing an ideal space for a study, playroom or snug. A ground floor WC completes the downstairs accommodation.

To the first floor, the master bedroom benefits from a contemporary en-suite shower room, accompanied by two further well proportioned bedrooms and a modern family bathroom. The home is served by gas central heating and double glazing throughout, making it an excellent choice for those seeking a move in ready property in a sought after location. Completing the home is a practical double width driveway to the front and a well proportioned rear garden that's perfectly suited to family living.

£240,000



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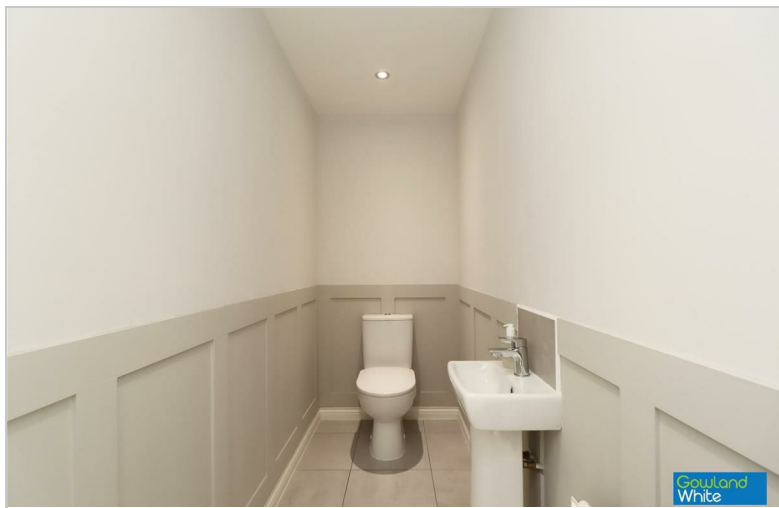
- HALL
- LOUNGE
14'2" x 10'4" (4.32m x 3.15m)
- FAMILY ROOM
15'3" x 7'9" (4.65m x 2.36m)
- KITCHEN
9'9" x 9'7" (2.97m x 2.92m)
- DINING ROOM
10'1" x 8'4" (3.07m x 2.54m)
- DOWNSTAIRS WC
8'3" x 3'5" (2.51m x 1.04m)
- LANDING
- BEDROOM ONE
13'4" x 8'9" (4.06m x 2.67m)
- ENSUITE
6'8" x 4'10" (2.03m x 1.47m)
- BEDROOM TWO
11'8" x 9'9" (3.56m x 2.97m)
- BEDROOM THREE
9'9" x 8'9" (2.97m x 2.67m)
- BATHROOM
6'8" x 6'5" (2.03m x 1.96m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

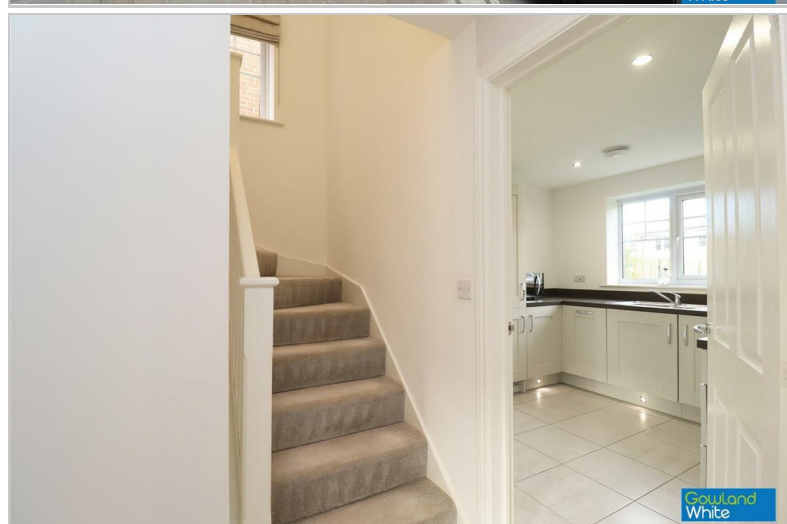




Gowland
White



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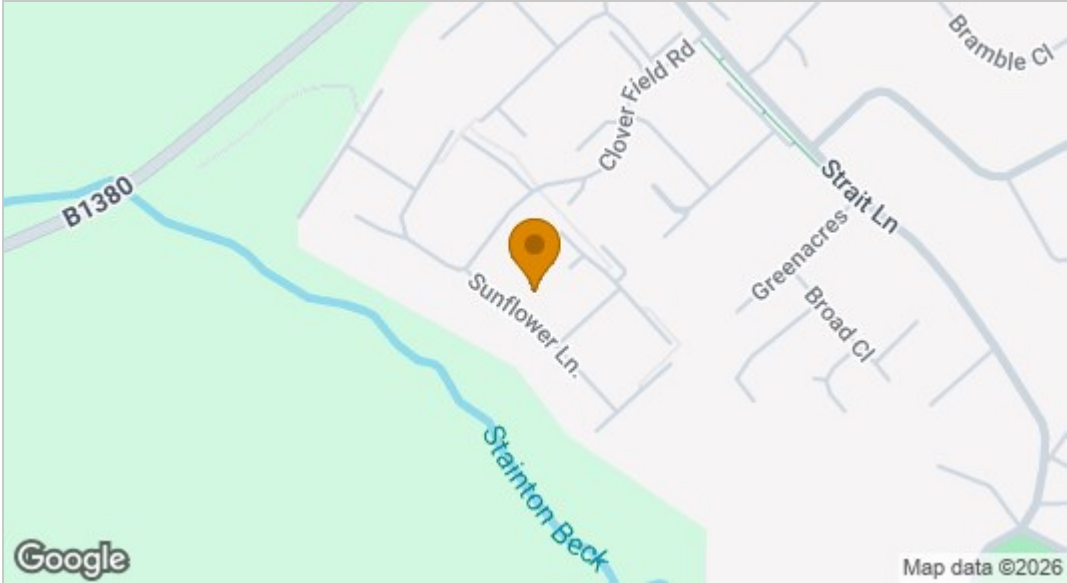
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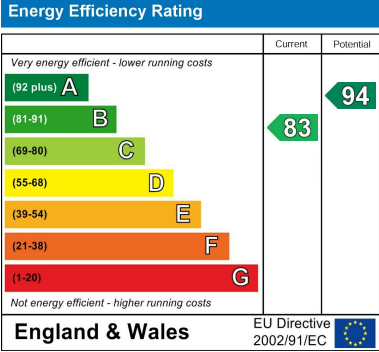
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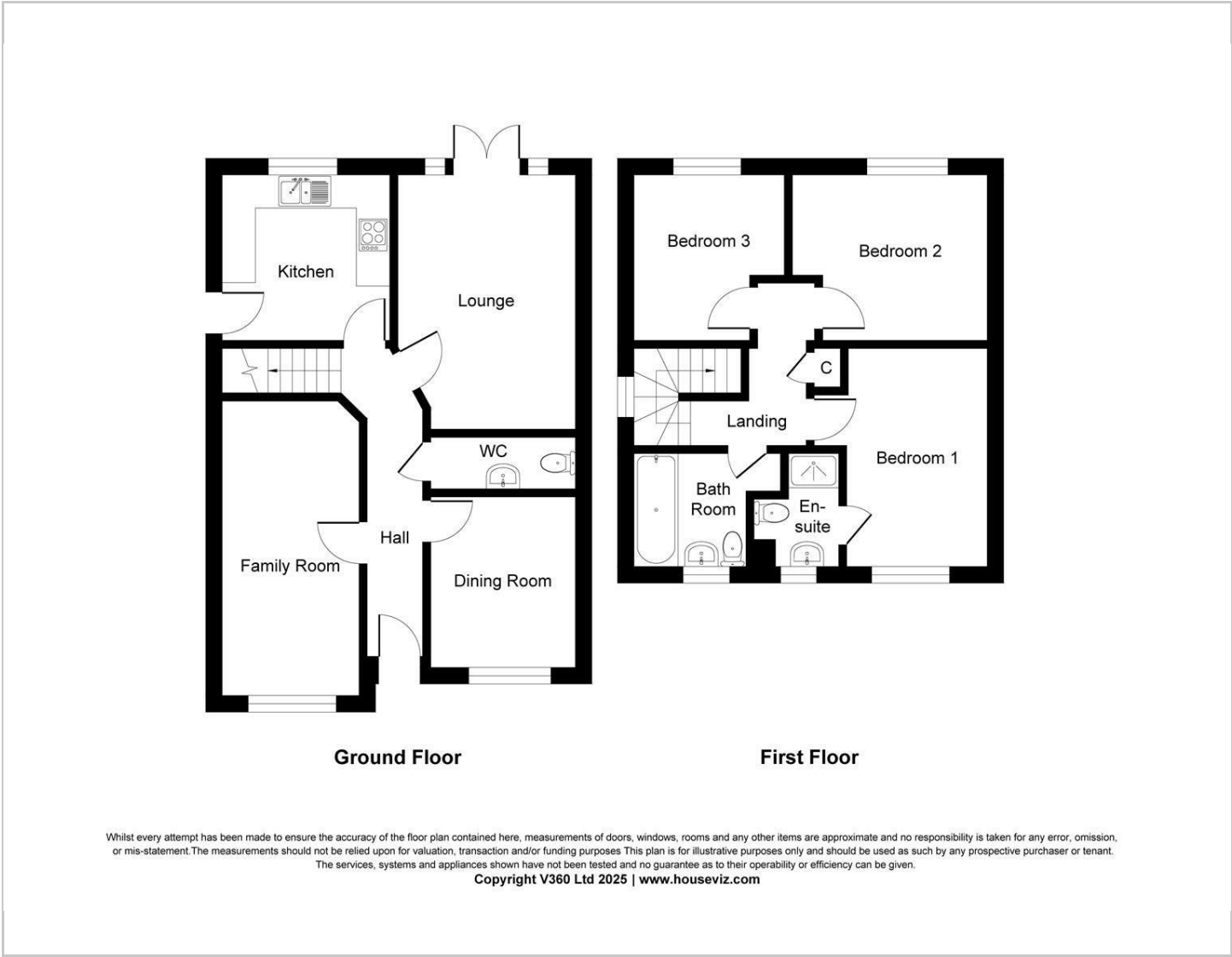
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.