



**Stein Grove, Middlesbrough, TS5 8DJ**  
**4 Bed - House - Detached**  
**£350,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: D**



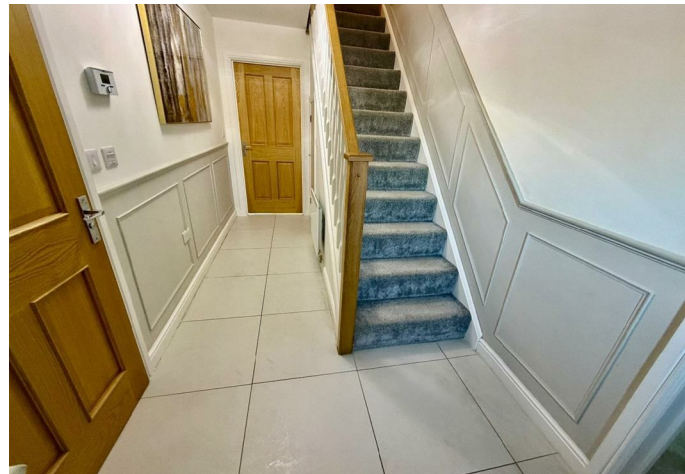
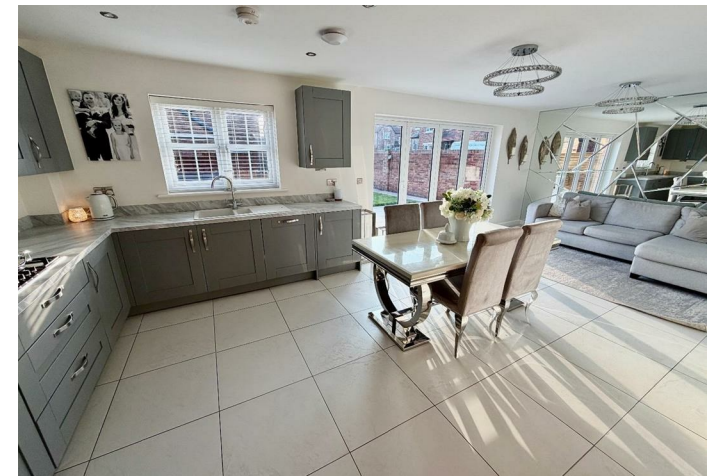
**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Stein Grove Middlesbrough TS5 8DJ

Welcome to this modern and stylish detached house built by Storey Homes to their 'Grantham' design specification. This impressive property boasts four spacious bedrooms, making it an ideal family home. The layout includes a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The superb kitchen-dining-family room provides an area that can be extended into the garden via the by-folding doors. The property is designed with comfort and functionality in mind, ensuring that every corner of the home is utilised effectively. With a separate utility and cloaks/w.c. this completes the ground floor accommodation. In addition to the 4 bedrooms on the first floor there is a bathroom and en-suite to bedroom 1. Externally the property has gardens to front and rear. The rear has recently been landscaped with gated access to the private driveway and single detached garage. There is the addition benefit of an EV charging point.

Situated in a friendly neighbourhood, this property is perfect for those seeking a blend of modern living and community spirit. With its contemporary design and thoughtful layout, this home is ready to welcome its new owners. The property is within easy access of the A174 and A19 which provides easy commuting to other areas and amenities.



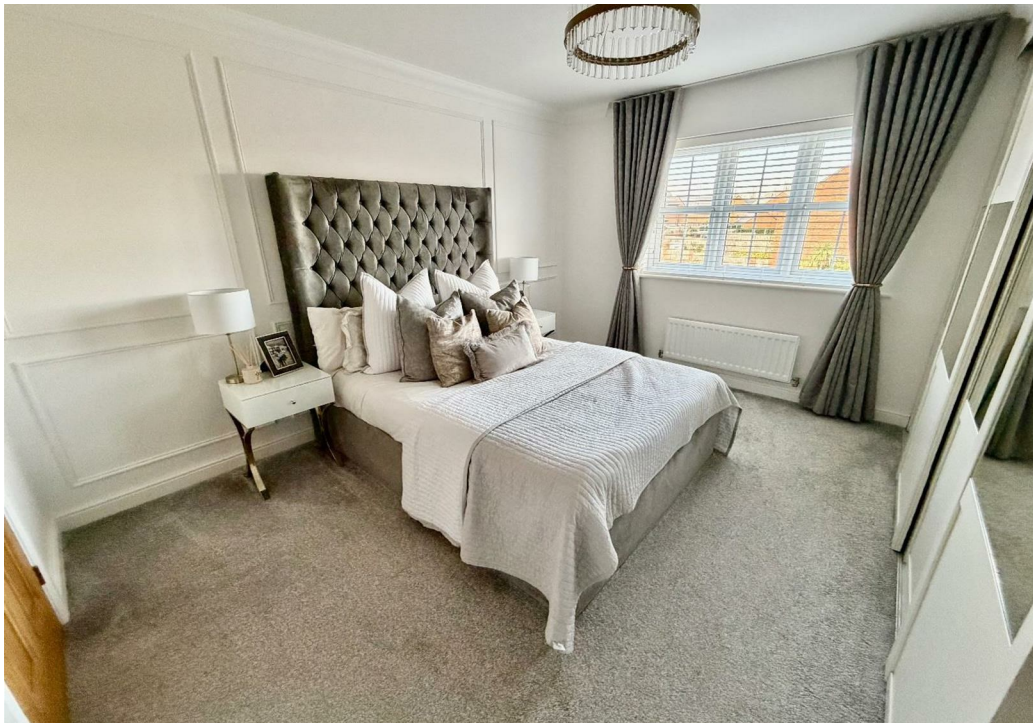
















Ground Floor

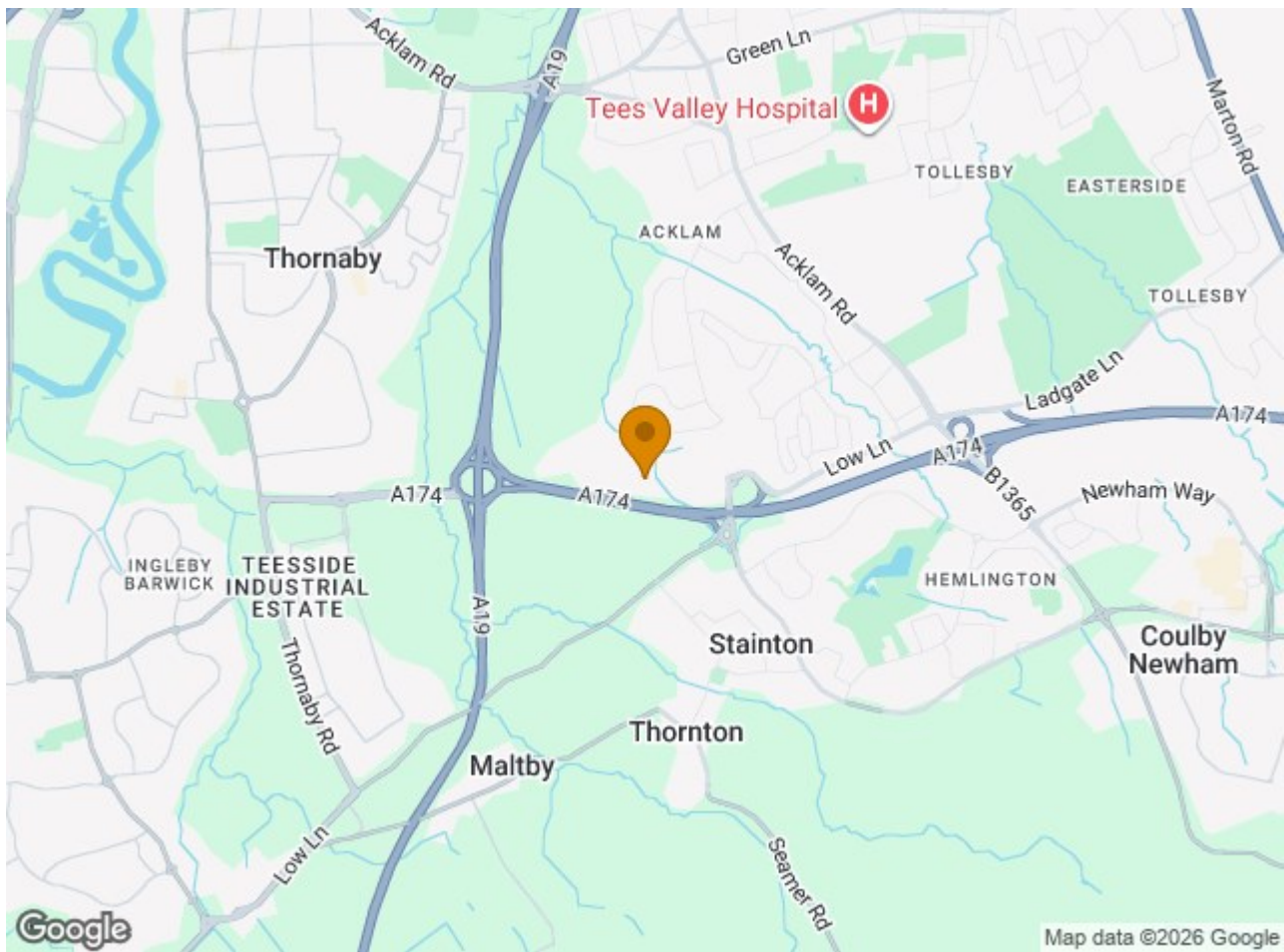


First Floor



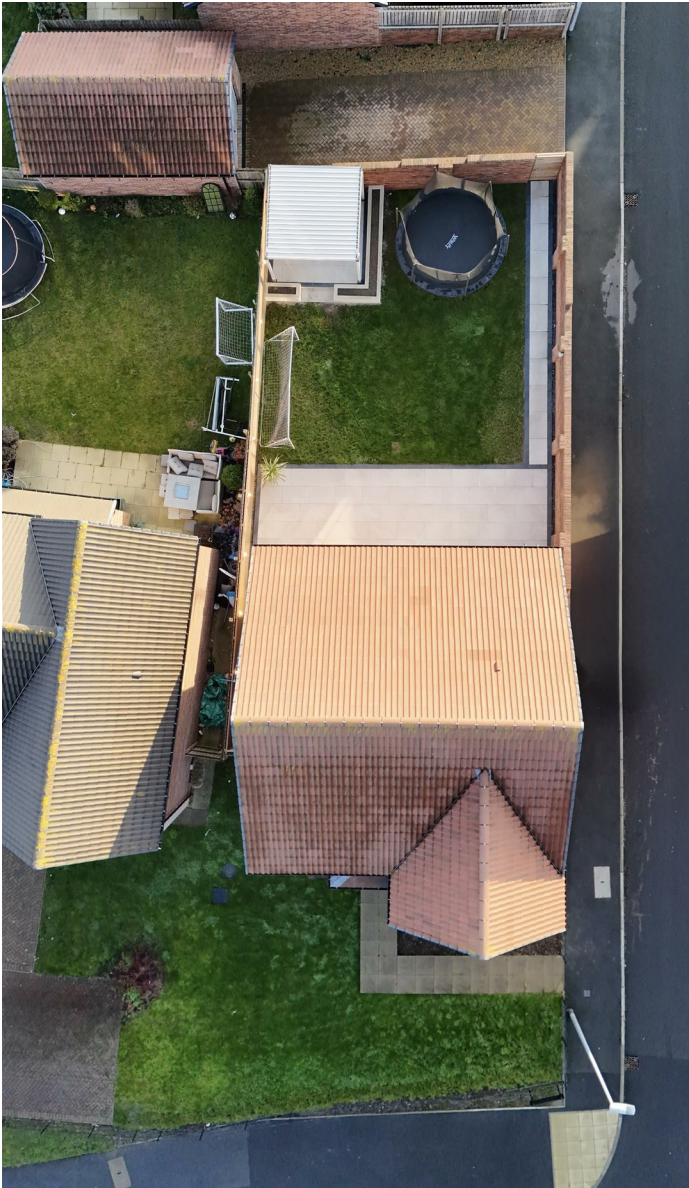






For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 93                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
 Tel: 01642 313666  
[middlesbrough@smith-and-friends.co.uk](mailto:middlesbrough@smith-and-friends.co.uk)  
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

