



**Farmstead Street, Middlesbrough TS5 8FJ**

**welcome to**

## **Farmstead Street, Middlesbrough**

This well-presented detached house is situated in the popular TS5 area and offers spacious and versatile accommodation ideal for families.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

### **Lounge**

10' 2" x 17' 3" ( 3.10m x 5.26m )  
UPVC double glazed window to front, radiator, TV point, telephone point, spotlights to ceiling.

### **Kitchen/Diner**

10' 11" x 16' 11" ( 3.33m x 5.16m )  
UPVC double glazed patio doors leading to rear garden, integral electric oven, four ring gas hob, extractor fan, UPVC double glazed window to rear, integral fridge freezer, access to utility.

### **Utility**

5' 10" x 6' 6" ( 1.78m x 1.98m )  
Work surface with under counter appliance space, combi boiler, UPVC double glazed door leading to rear garden, access to downstairs W/C.

### **Downstairs W/C**

Wash hand basin, radiator, toilet.

### **Landing**

Void loft access, staircase from first floor.

### **Bedroom 1**

11' 2" x 13' 1" ( 3.40m x 3.99m )  
UPVC double glazed window to the front, radiator, fitted wardrobes, access to dressing room which provides access to en suite.

### **En Suite**

Single shower cubicle with wall mounted shower, wash hand basin, toilet, radiator, UPVC double glazed window to rear.

### **Bedroom 2**

10' 3" x 13' 2" ( 3.12m x 4.01m )  
UPVC double glazed window to front, radiator, storage cupboard.

### **Bedroom 3**

7' 10" x 9' ( 2.39m x 2.74m )  
UPVC double glazed window to rear, fitted wardrobes, radiator.

### **Bathroom**

Bath, wash hand basin, single shower cubicle, toilet, UPVC double glazed windows to rear.

### **Externally**

### **Rear Garden**

Indian sand stone patio seating area, flower bed edge, turfed garden, enclosed by timber fencing.

### **Front Garden**

Multiple car driveway leading to garage, flower bed edging, turfed garden.





***view this property online*** [mannersandharrison.co.uk/Property/MAR111730](http://mannersandharrison.co.uk/Property/MAR111730)



welcome to

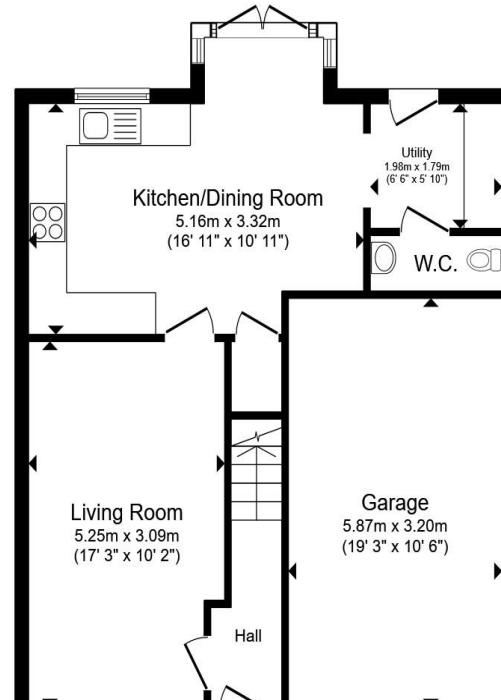
## Farmstead Street, Middlesbrough

- MODERN
- SPACIOUS THROUGHOUT
- MULTIPLE CAR DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN

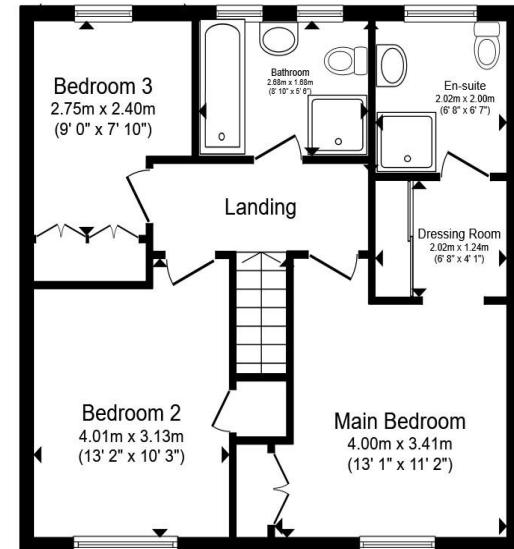
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£250,000**



**Ground Floor**



**First Floor**

Total floor area 121.7 m<sup>2</sup> (1,310 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/MAR111730](http://mannersandharrison.co.uk/Property/MAR111730)



Property Ref:  
MAR111730 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01642 311133**



[Marton@mannersandharrison.co.uk](mailto:Marton@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)