



**Farmstead Street, Middlesbrough TS5 8FJ**

welcome to

## Farmstead Street, Middlesbrough

Situated within the popular TS5 area, this well-presented family home offers generous and modern living accommodation arranged over two floors.

### Entrance Hall

Enter through UPVC double glazed door into hallway, downstairs w/c, radiator, under stair storage cupboard, staircase to first floor.

### Lounge

18' 6" into bay x 12' 5" ( 5.64m into bay x 3.78m )  
UPVC double glazed bay window to front, radiator, TV point, telephone point.

### Downstairs W/C

Toilet, wash hand basin, radiator, extractor unit.

### Kitchen/Diner

18' 2" x 10' 7" ( 5.54m x 3.23m )  
Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, wine cooler, UPVC double glazed bi fold doors to rear, UPVC double glazed window to rear, four ring gas hob, double electric oven, integral fridge/freezer.

### Utility

6' 5" x 6' 11" ( 1.96m x 2.11m )  
UPVC double glazed door leading to side aspect, base units with work surface, integral washing machine, recess for dish washer.

### Landing

Void loft access.

### Family Bathroom

Bath, toilet, wash hand basin, UPVC double glazed window to side, part tiled wall.

### Bedroom 1

15' 1" x 12' 6" ( 4.60m x 3.81m )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### En Suite

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

### Bedroom 2

12' 5" x 12' 11" ( 3.78m x 3.94m )  
UPVC double glazed window to front, radiator, access to en suite.

### En Suite

Toilet, wash hand basin with mixer tap, double shower cubicle, UPVC double glazed window to side, part tiled wall.

### Bedroom 3

10' 1" x 9' 1" ( 3.07m x 2.77m )  
UPVC double glazed window to rear, radiator.

### Bedroom 4

9' 8" x 6' 2" ( 2.95m x 1.88m )  
UPVC double glazed window to rear, radiator.

### Externally

### Front Garden

Multiple car driveway leading to garage.

### Rear Garden

Fully artificial turfed garden, patio seating area, timber built fence.





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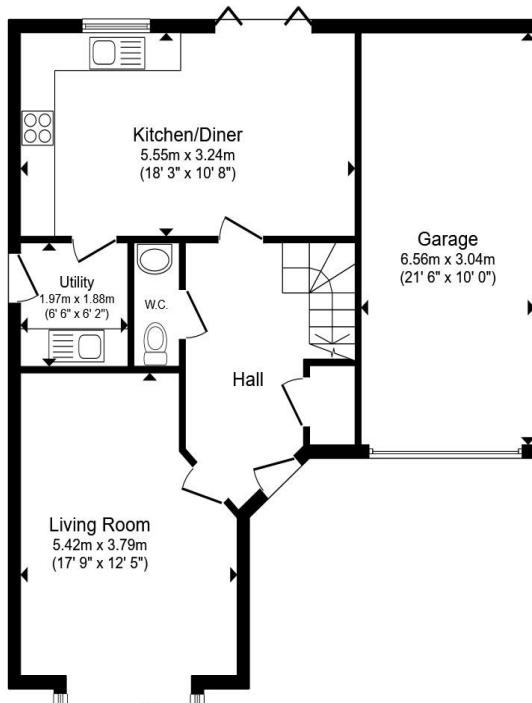
## Farmstead Street, Middlesbrough

- MODERN KITCHEN
- TWO EN SUITES
- MULTI CAR DRIVEWAY
- GARAGE
- REAR GARDEN

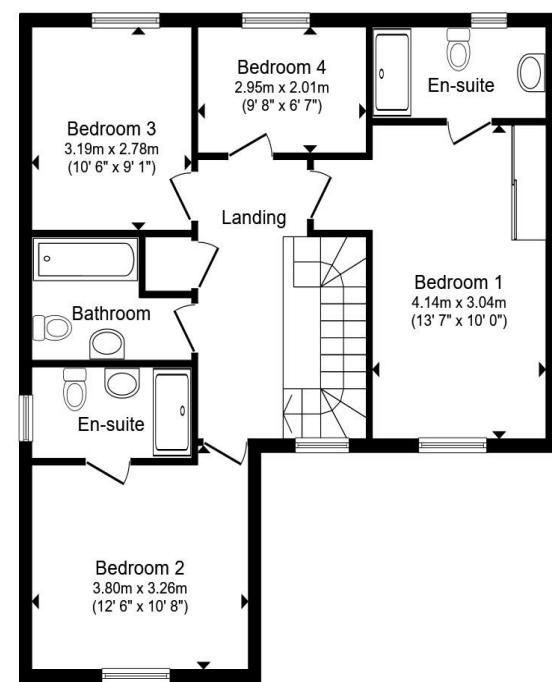
Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£310,000**



**Ground Floor**



**First Floor**

Total floor area 147.7 m<sup>2</sup> (1,590 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)



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