GowlandWhite



Sunflower Lane, Stainton, Middlesbrough, TS8 9FS

Located within the village of Stainton, this modern three bedroom semi-detached home built by Taylor Wimpey sits in a popular and convenient setting and offers an ideal first purchase.

A welcoming entrance hall leads into a bright lounge with glass panel doors, creating a warm and inviting main living space. A cloakroom/WC sits off the kitchen/dining room spans the rear of the home which has high gloss cabinetry and a full range of integrated appliances including a dishwasher, fridge/freezer, double oven, gas hob and washing machine, along with under-cabinet lighting and upgraded spotlights. French doors open directly onto the garden.

Upstairs, the master bedroom features fitted wardrobes and a private en-suite shower room. Two further bedrooms are served by a modern family bathroom with an electric shower over the bath.
Additional features include double glazing, gas central heating, combi boiler, and a partially boarded loft for extra storage.

The property benefits from two parking spaces to the front. The rear garden has been thoughtfully arranged with a lawn and decked seating area, along with a timber shed included in the sale.

Immaculately presented and offering many upgrades, this is a superb opportunity to secure a move-in ready home in a well regarded location.

£199,995

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HALLWAY

LOUNGE
13'11" x 12' (4.24m x 3.66m)

KITCHEN/DINING ROOM
15'4" x 9'4" (4.67m x 2.84m)

DOWNSTAIRS WC
5'11" x 3'4" (1.80m x 1.02m)

LANDING

BEDROOM ONE
9'11" x 9'3" (3.02m x 2.82m)

ENSUITE
5'7"x 5'5" (1.70mx 1.65m)

BEDROOM TWO
10'9" x 8'2" (3.28m x 2.49m)

BEDROOM THREE
9'4" x 6'6" (2.84m x 1.98m)

BATHROOM
6'7" x 5'6" (2.01m x 1.68m)

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.





















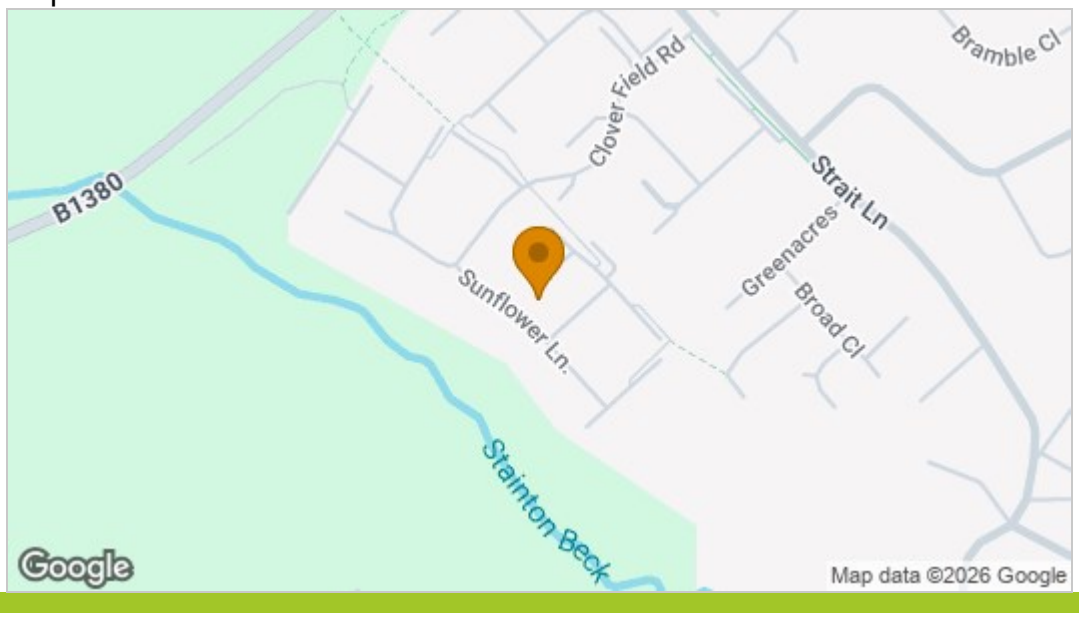




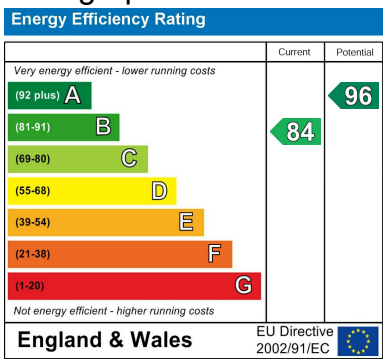




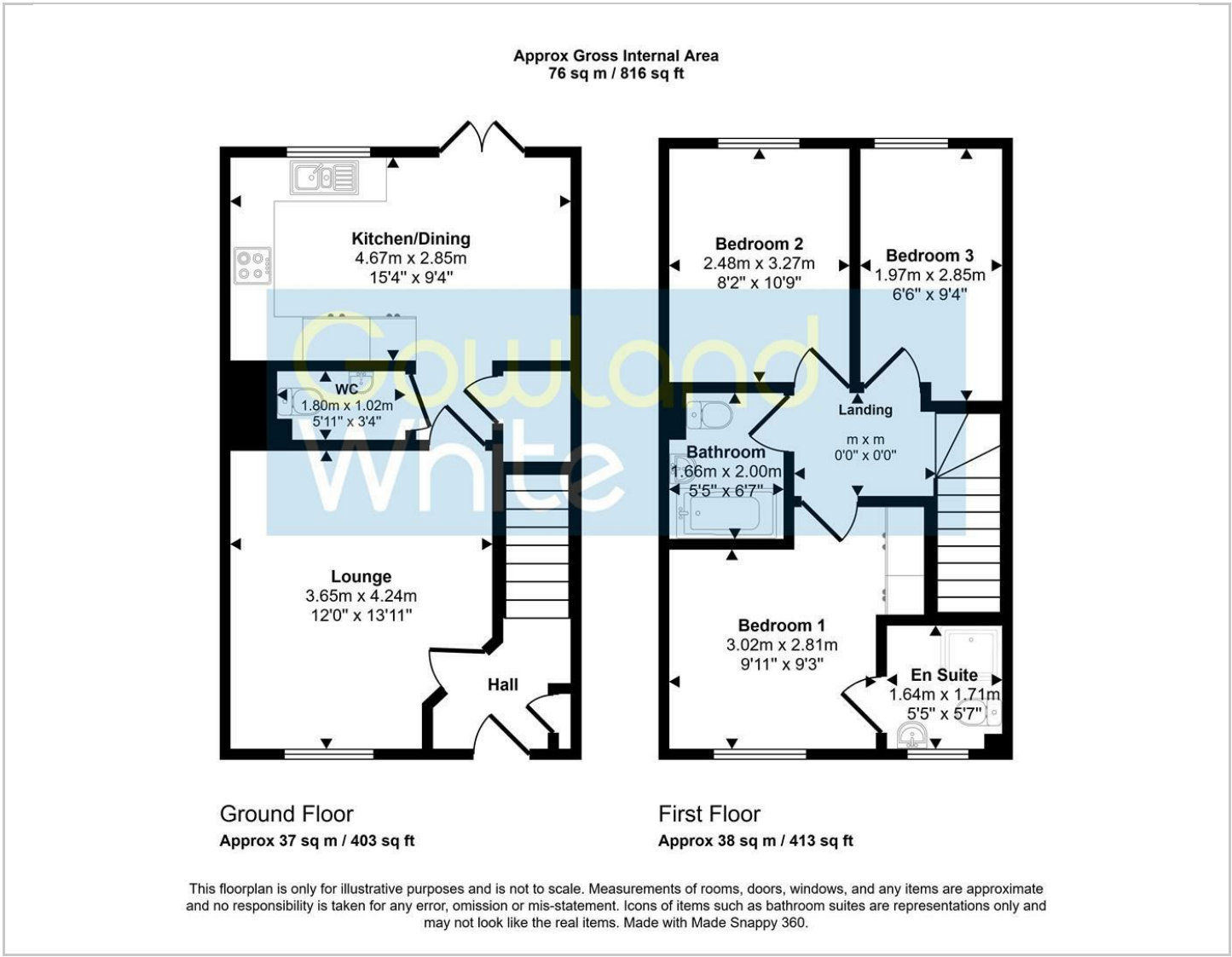
Map



EPC graph



Floor Plan



VIEWING

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

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