



**Rose Cottage Gardens, Stainton, Middlesbrough, Council Tax Band: E**  
**TS8 9FA**  
**4 Bed - House - Detached**  
**£329,950**

**Council Tax Band: E**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

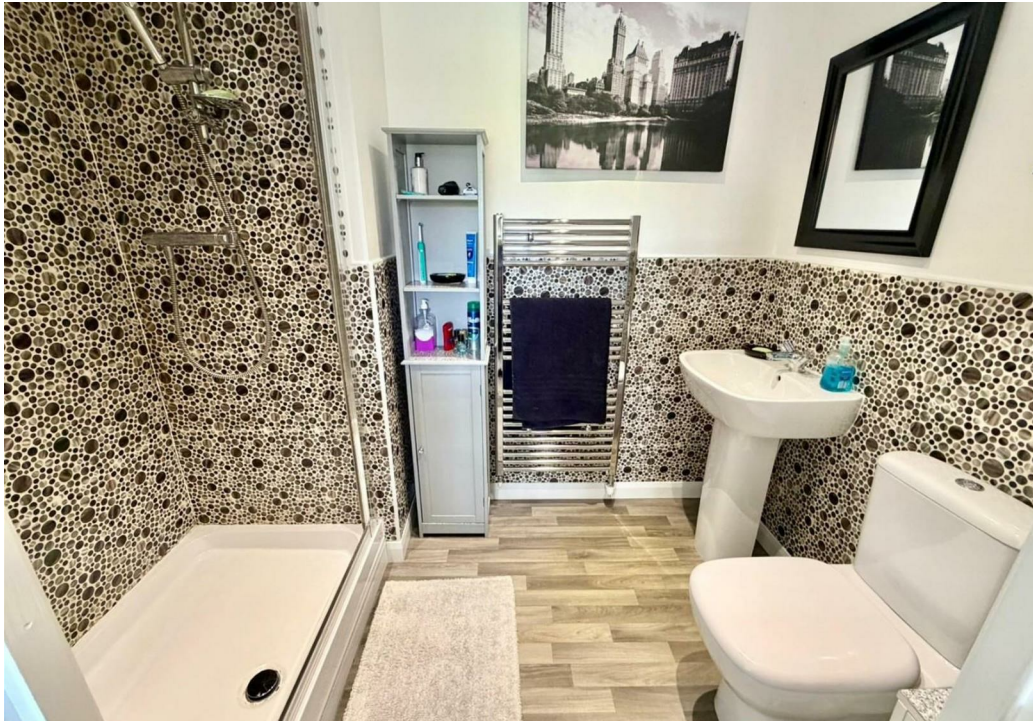


## Rose Cottage Gardens, Stainton, TS8 9FA

Smith & Friends are delighted to offer for sale this well presented four bedroom detached home situated on this popular Taylor Wimpey development in Stainton and has easy access to the A19 and A174 motorway. The immaculate living accommodation briefly comprises; entrance hallway, downstairs WC, spacious living room and open plan kitchen/diner with access to the garden. To the first floor landing are four well proportioned bedrooms, an en suite shower room to the master bedroom and a family bathroom suite. Externally to the front of the property is a pleasant lawn area with a double width driveway providing parking for 2 cars leading to the integral garage. To the rear of the property is a fantastic garden, which is mainly laid to lawn and has paved and stoned areas. The well kept borders are lined with mature shrubs and also a mix of fruit trees which include cherry, plumb, pear and apple. Viewings come highly recommended to fully appreciate.

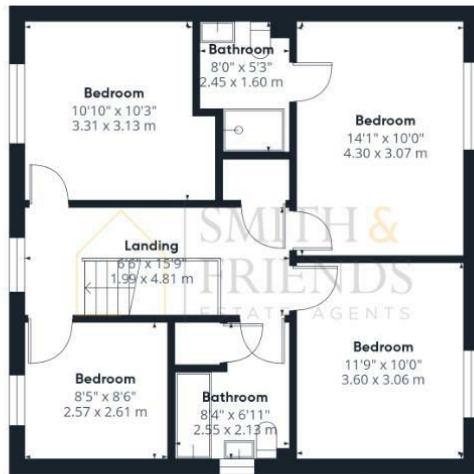








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1176 ft<sup>2</sup>  
109.1 m<sup>2</sup>

Reduced headroom

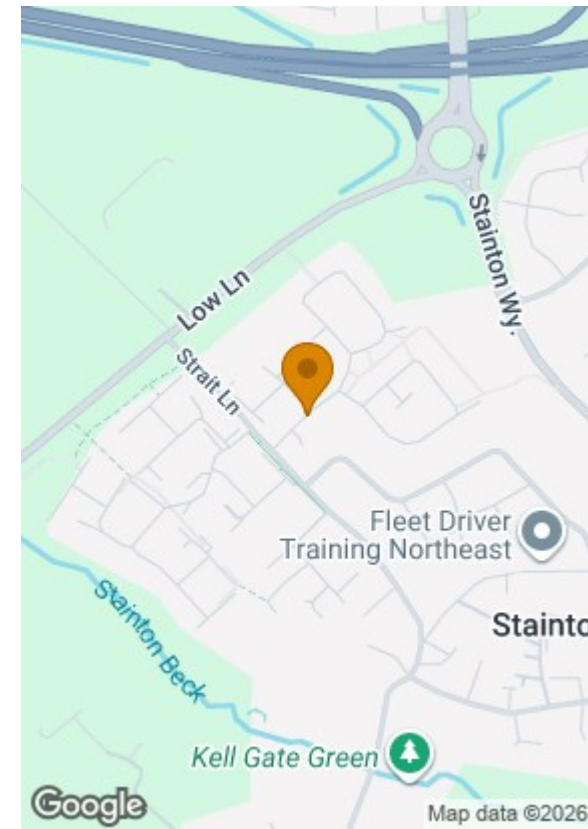
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	75	79
	EU Directive 2002/91/EC	

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.

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