



Farmstead Street, TS5 8FL
4 Bed - House - Detached
Offers In Excess Of £270,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Farmstead Street

Middlesbrough TS5 8FL

Occupying an enviable corner position within the highly sought-after Stainsby Hall Farm development, this exceptional four-bedroom detached home was built by Miller Homes in 2020 and benefits from the remainder of its 10-year NHBC warranty. Beautifully presented throughout, this bright, spacious and contemporary home is truly turn-key ready and perfectly suited to modern family living.

The welcoming entrance hallway leads to a generous lounge with an attractive bay window, flooding the room with natural light. To the rear is a superb open-plan kitchen/dining room featuring a stylish range of fitted units, integrated appliances and French doors opening onto the private rear garden, creating the perfect space for everyday family life and entertaining. A convenient ground floor WC completes the accommodation.

To the first floor are four well-proportioned bedrooms, including an impressive master bedroom with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a spacious family bathroom fitted with a modern three-piece suite incorporating an over-bath shower.

Externally, the property enjoys a private, south-facing rear garden which is not overlooked, mainly laid to lawn with an attractive composite decking area ideal for outdoor dining and relaxing. To the rear of the property is a detached single garage together with a driveway providing off-street parking for two vehicles.

Ideally positioned for families, the property is close to St Clare's RC Primary School, Acklam Whin Primary School, Acklam Grange School and Westlands Academy, as well as nearby woodland walks, open green spaces and local amenities. Excellent commuter links to the A66, A19 and A174 complete the appeal of this outstanding family home.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK











GROUND FLOOR

Entrance Hallway

7'5" x 4'4" (2.28m x 1.33m)

Lounge

14'2" x 12'11" (4.33m x 3.96m)

Kitchen\Living Area

11'10" x 17'9" (3.61m x 5.42m)

WC

4'10" x 4'7" (1.49m x 1.40m)

FIRST FLOOR

Landing

13'2" x 2'11" (4.02m x 0.91m)

Bedroom 1

8'8" x 10'9" (2.66m x 3.29m)

En-Suite

5'4" x 5'11" (1.65m x 1.82m)

Bedroom 2

8'8" x 11'8" (2.65m x 3.56m)

Bedroom 3

8'4" x 8'3" (2.55m x 2.52m)

Bedroom 4

12'0" x 5'10" (3.66m x 1.78m)

Bathroom

7'1" x 8'2" (2.17m x 2.50m)

EXTERNALLY

Garage

10'0" x 19'10" (3.06m x 6.07m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		93
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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