



4 Farmstead Street, Middlesbrough
£255,000



Michael Poole
SALES · LETTINGS · AUCTIONS





4 Farmstead Street

Middlesbrough

A Simply Lovely & Modern Three Bedroom Detached Home with A Garage Conversion & Private Rear Garden!

- Genuine 'Show Home' Standard Interior & Very Easy to Move Straight Into
- Few Years Still Remain on the NHBC Builders Warranty
- Garage Converted into Large Modern Lounge
- Composite Front Door & UPVC Double Glazing
- Ground Floor WC
- Gas Central Heating with a Quality Baxi Combi Boiler
- Master Bedroom with En-Suite Shower Room
- Off Street Parking on A Block Paved Driveway
- Private Rear Garden



GROUND FLOOR

Entrance Hall

With composite entrance door, staircase to the first floor and LVT flooring.

WC

With close coupled WC, pedestal wash hand basin with mixer tap, extractor fan and LVT flooring.

Lounge

With storage cupboard and LVT flooring.

Dining Room

With LVT flooring.

Kitchen Diner

With cream wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring gas hob with splashback and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, integrated fridge freezer, washing machine and dishwasher, UPVC patio door to the rear garden and LVT flooring.

FIRST FLOOR

Landing

With loft access and storage cupboard.

Bedroom One

Fitted wardrobes with sliding doors.

En-Suite

With close coupled WC, wall mounted wash hand basin with mixer tap, shower cubicle with mixer shower and extractor fan.

Bedroom Two

Fitted wardrobes with sliding doors.

Bedroom Three

Bathroom



Bedroom Three

Bathroom

With close coupled WC, wall mounted wash hand basin, bath and extractor fan.

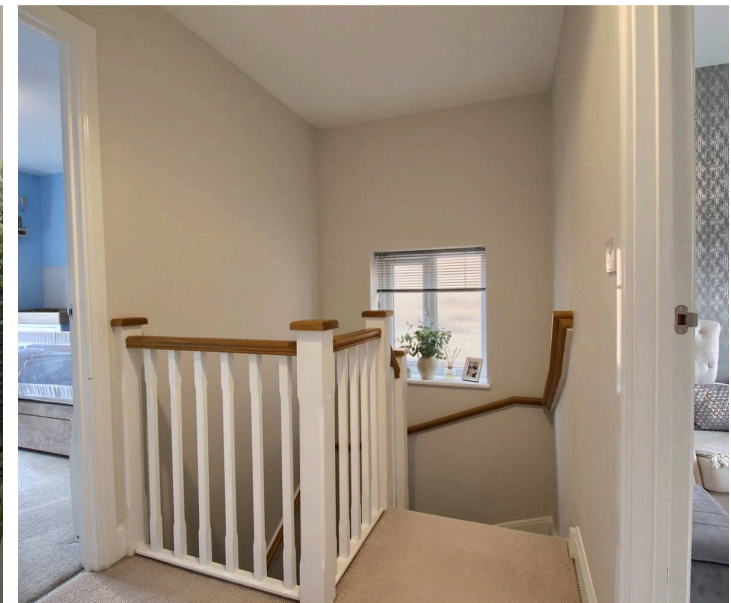
EXTERNALLY

Parking & Garden

To the front there is off street parking for a single car on a block paved driveway and to the rear there is an enclosed garden with lawn and patio.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









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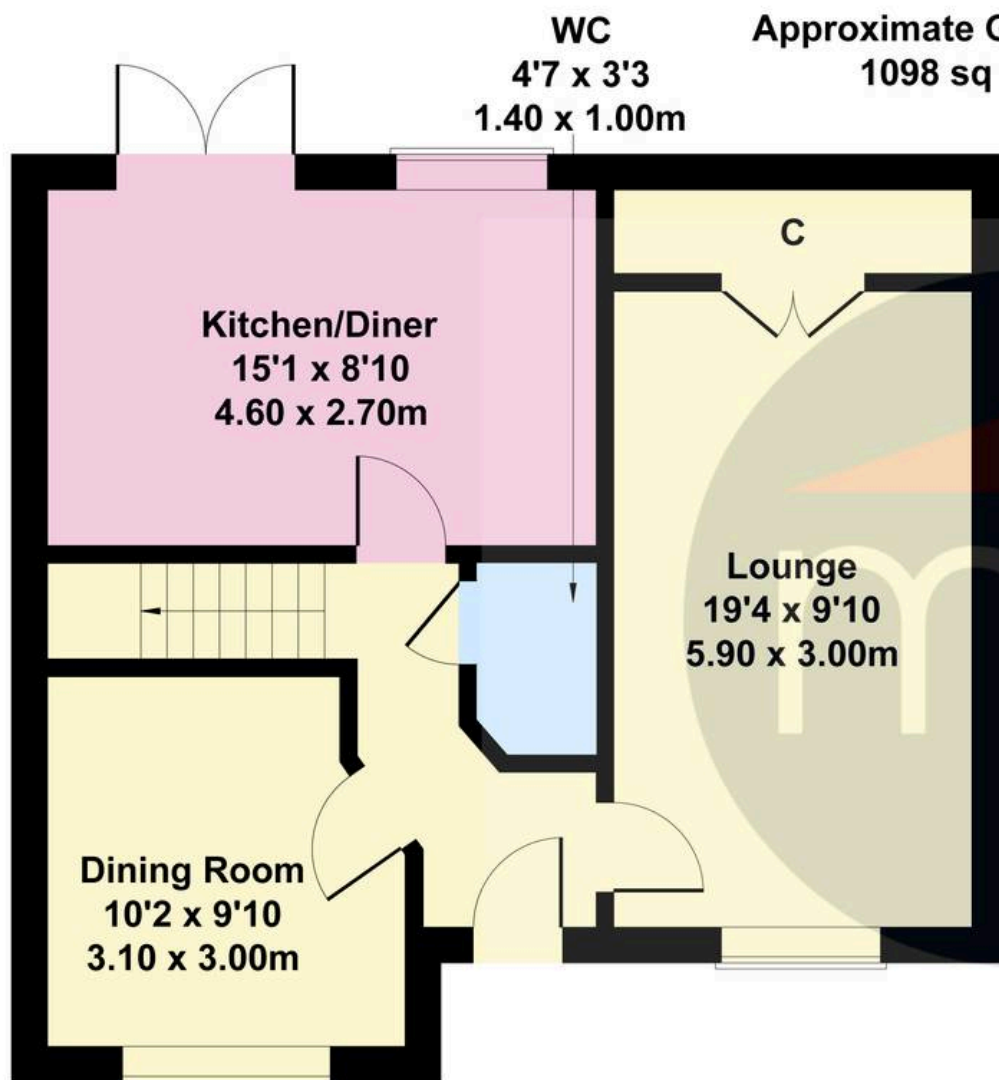
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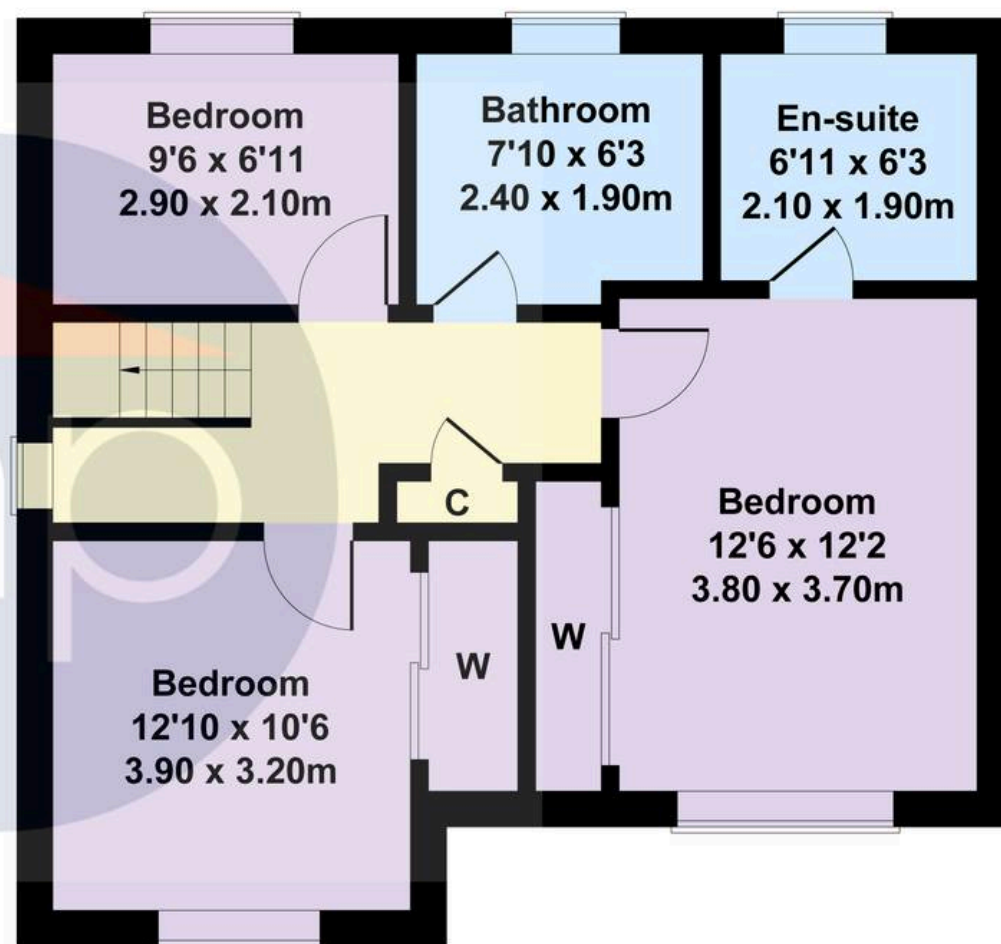
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Approximate Gross Internal Area
1098 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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