



**Snapdragon Way, Stainton, Middlesbrough, TS8  
9FU  
4 Bed - House - Detached  
£300,000**

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

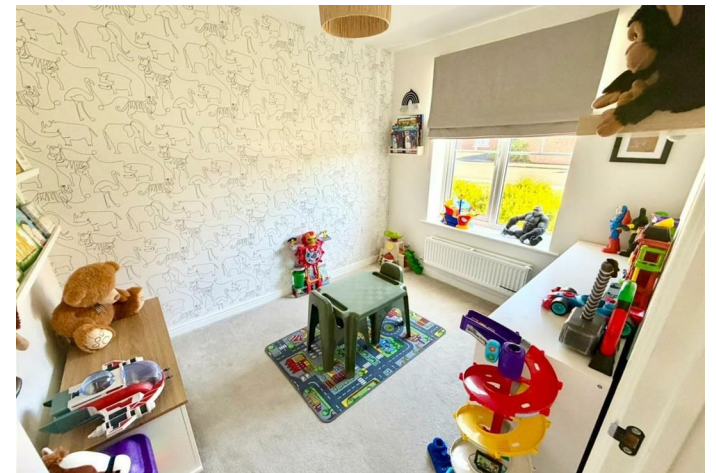
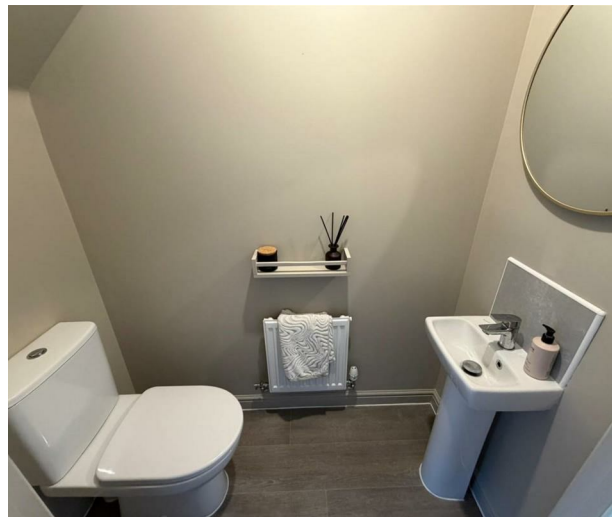
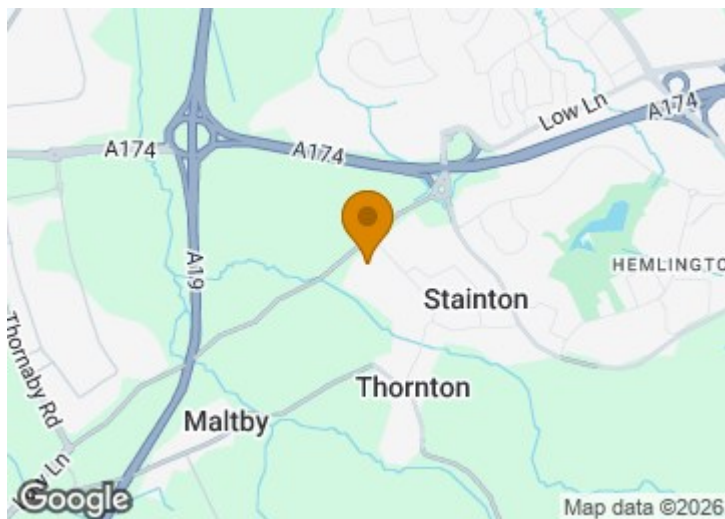


**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Snapdragon Way, Stainton, TS8 9FU

Smith & Friends are delighted to offer for sale this beautifully presented four bedroom detached home built by Taylor Wimpey and situated on the the popular Rose Cottage Farm Development. The ground floor accommodation briefly comprises; entrance hallway, downstairs WC, playroom/useful study, living room with French doors opening to the garden and an attractive fully equipped kitchen with access to the garden. To the first floor landing are four generous size bedrooms, en-suite shower room to the master bedroom and a separate family bathroom fitted with a four piece suite. Externally to the front of the property is ample parking for 2 cars leading to the garage. To the rear is a generous garden which is mainly laid to lawn and has a fantastic decked area. There is also a good range of primary and secondary schools within a short distance from the property, including a play park so will likely appeal to growing or mature families. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1069 ft<sup>2</sup>  
99.3 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>                          |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| 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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

