

## THE FIRS, STOKESLEY, MIDDLESBROUGH, TS9 5FU



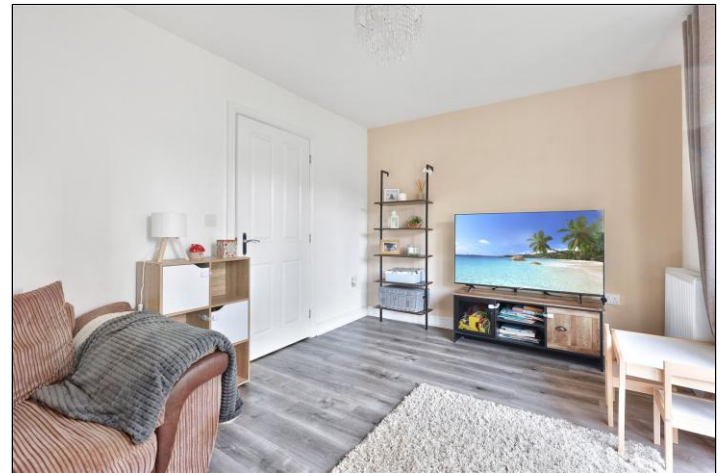
- ▲ A Three Bedroom Semi Detached House Located in the Sought After Area of Stokesley
- ▲ 15ft Open Plan Kitchen Breakfast Room
- ▲ Spacious Living Room with French Doors to the Enclosed Rear Garden
- ▲ Ground Floor WC
- ▲ Master Bedroom with Fitted Wardrobe & En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Three Generous Size Bedrooms
- ▲ Two Parking Spaces to the Front Elevation

**£240,000**

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A modern three bedroom semi-detached house located in the popular area of Stokesley with features including a 15ft open plan kitchen breakfast room, separate living room with French doors to the enclosed rear garden, ground floor WC, three generous bedrooms, master with en-suite shower room and a separate modern family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With staircase to the first floor and under stairs cupboard.

### **KITCHEN BREAKFAST ROOM - 4.65m x 3.3m (15'3" x 10'10")**

With a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, washing machine and dishwasher, electric oven and four ring gas hob with extractor over.

### **GROUND FLOOR WC**

With low level WC and wash hand basin.

### **LIVING ROOM - 4.7m x 2.95m (15'5" x 9'8")**

With French doors to the enclosed rear garden.

## **FIRST FLOOR**

### **BEDROOM ONE - 3.33m x 3.05m (10'11" x 10')**

With built-in wardrobe and boiler cupboard.

### **EN-SUITE SHOWER ROOM**

Modern suite comprising shower cubicle, low level WC, wash hand basin, part tiled walls and chrome heated towel rail.

### **BEDROOM TWO - 3.5m x 2.24m (11'6" x 7'4")**

### **BEDROOM THREE - 2.77m x 2.5m (9'1" x 8'2")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **FAMILY BATHROOM**

Modern white suite comprising bath with shower over and screen, low level WC, wash hand basin, part tiled walls and tiled floor.

### **EXTERNALLY**

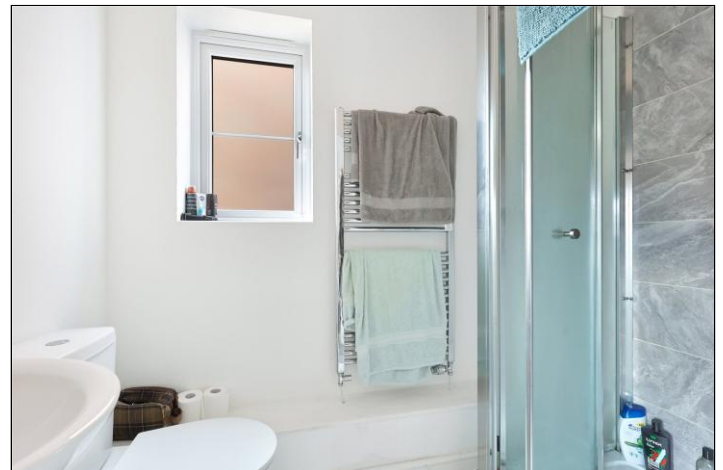
### **PARKING & GARDEN**

Externally there are two parking spaces to the front elevation and to the rear there is an enclosed garden laid to lawn.

**AGENTS REF:** - DP/LS/NUN250655/05112025

**Council Tax Band:** C      **Tenure:** Freehold

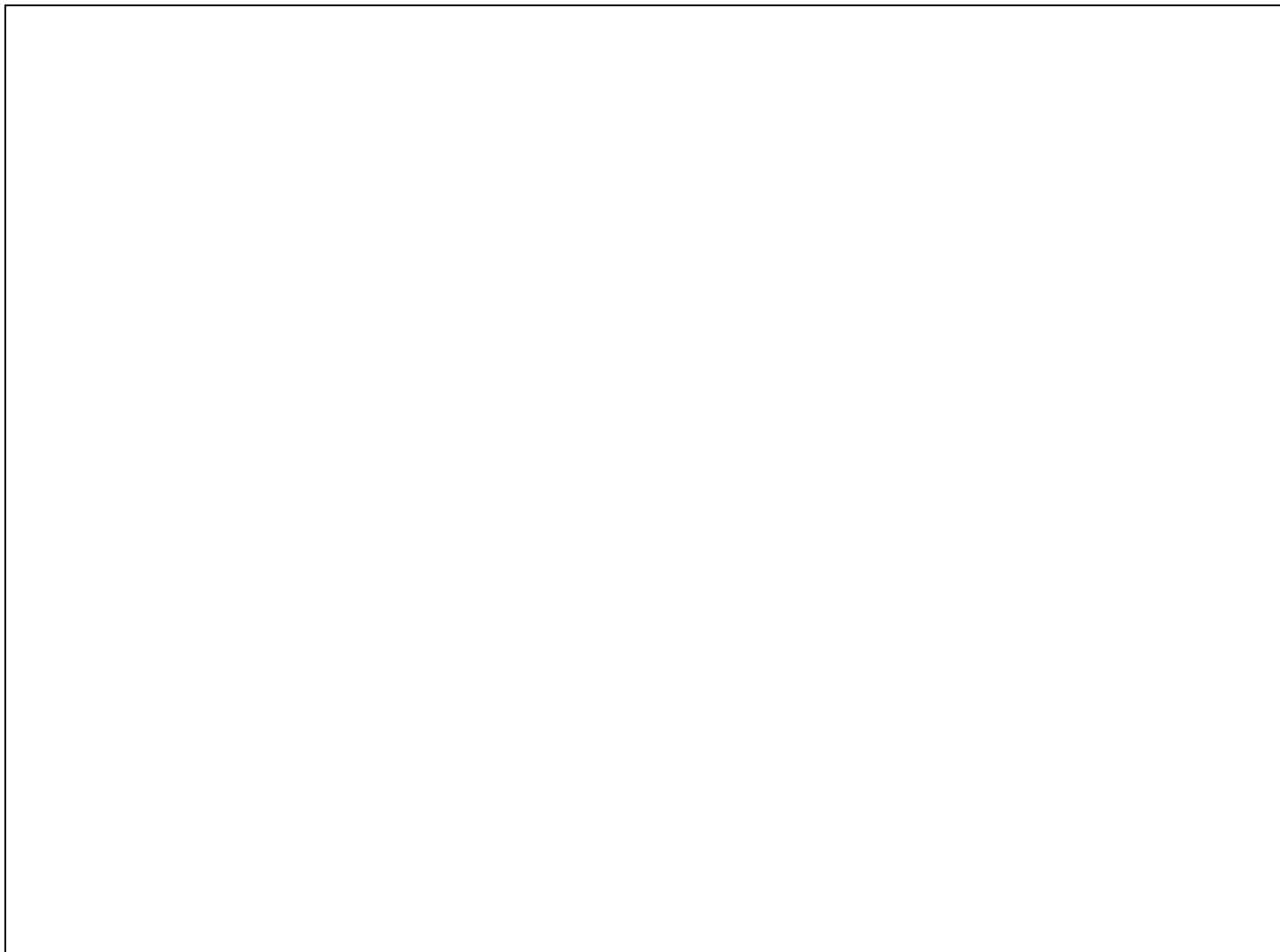
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