



Meldyke Lane, Stainton Middlesbrough TS8 9AU

welcome to

Meldyke Lane, Stainton Middlesbrough

OPEN HOUSE EVENT 25TH SEPTEMBER, CALL US TO BOOK AN APPOINTMENT. A rare three bedroom semi-detached cottage home located within Stainton village. Externally this home boasts a spacious rear garden with a garage to the front with a driveway to the side aspect.

Entrance Hall

Entered via timber door, single glazed wooden windows to front, staircase leading to first floor, access to downstairs WC.

Lounge

13' 3" x 14' 11" (4.04m x 4.55m)

Single glazed wooden window to front, radiator, TV point, telephone point, fireplace, coved cornicing, arch way leading to dining room.

Dining Area

12' x 10' 8" (3.66m x 3.25m)

Radiator, built in storage cupboard in eaves, aluminum double glazed sliding doors to rear garden, coved cornicing.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)

Range of wall and base units with complimentary working surfaces, integral electric fan assisted oven, UPVC double glazed window to rear, radiator, dual sinks with mixer taps, electric hob, extractor fan.

Utiliy Room

9' x 8' 6" (2.74m x 2.59m)

Single glazed wooden windows to the side, barn style door to rear, radiator, base units, storage cupboard.

Downstairs Wc

Wash hand basin and mixer tap with under storage, low level low flush WC.

Landing First Floor

Wooden single glazed window to front, radiator, walkin built in storage cupboard.

Bedroom 1

13' 9" x 12' 11" (4.19m x 3.94m)

Fitted wardrobes, radiator, wooden single glazed window to front.

Bedroom 2

19' 7" (max) x 12' (max) (5.97m (max) x 3.66m (max))

UPVC double glazed window to rear, 2 radiators, fitted wardrobes and drawers.

Bedroom 3

10' 7" x 9' 7" (3.23m x 2.92m)

Single glazed wooden window to front, radiator, built in storage cupboard, drawers.

Bathroom

Bath, radiator, single shower cubicle, wall mounted shower, UPVC double glazed window to rear, basin with mixer tap, storage cupboard, housing boiler, low level low flush WC.

Externally Front Elevation

Small driveway to side, covered recess to intergrated garage with off street parking to the side.

Rear Garden

Large rear garden, raised turfed section, flowerbed edging, enclosed by timber fencing, patio seating area.





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welcome to

Meldyke Lane, Stainton Middlesbrough

- SPACIOUS LOUNGE/DINER
- UTILITY
- FAMILY BATHROOM SUITE
- GARAGE
- DRIVEWAY

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

offers over
£225,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MAR110465 - 0009

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