



Sunflower Lane, Stainton, TS8 9FS
3 Bed - House - Semi-Detached
£205,000

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



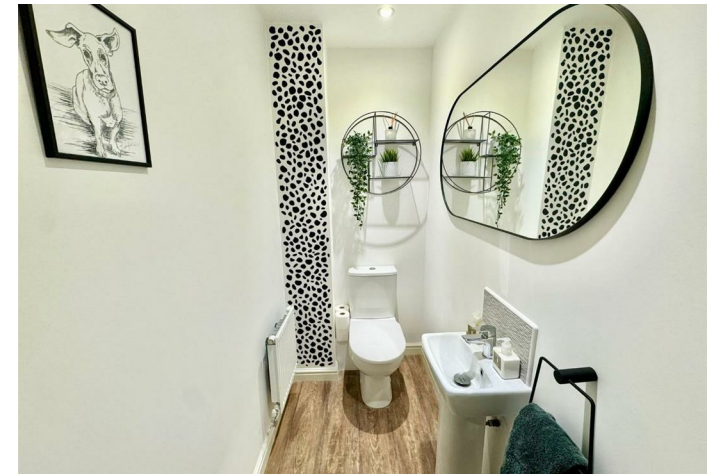
**SMITH &
FRIENDS**
ESTATE AGENTS

Sunflower Lane

Stainton Middlesbrough TS8 9FS

SMITH & FRIENDS are delighted to offer for sale this stunning three bedroom semi detached property which would appeal to a variety of buyers built on the Popular Rose Cottage Farm Development by Taylor Wimpey to the "Gosford" design. The home has had various upgraded throughout and viewings come highly recommended to fully appreciate. The beautifully presented living accommodation briefly comprises; entrance hall with staircase leading to the first floor landing, pleasant lounge to the front aspect and rear fully equipped kitchen/diner with modern fitted units to a high standard and quality appliances to include such as; double oven, hob and washing machine. To the first floor landing are three bedrooms, the master bedroom has the benefit of an en suite shower room and a family bathroom/WC fitted with a white three piece suite. Externally to the front of the property is a driveway providing parking for 2 cars. To the rear, the garden offers a high degree of privacy overlooking green land and has been improved by the current owner with lawn and a decked seating area.

Viewings come highly recommended to fully appreciate.

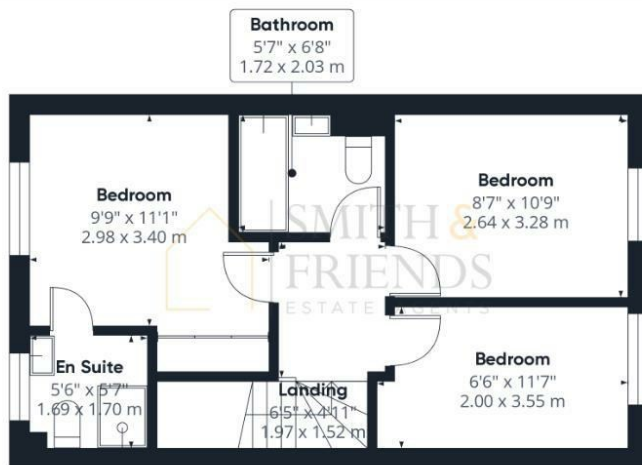








Ground Floor



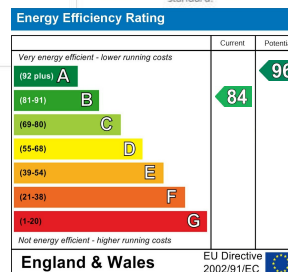
Floor 1

Approximate total area⁽¹⁾
790.19 ft²
73.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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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