



Clover Field Road, Stainton, Middlesbrough, TS8

9FP

4 Bed - House - Detached

Offers In The Region Of £345,000

Council Tax Band: F

EPC Rating: B

Tenure: Freehold



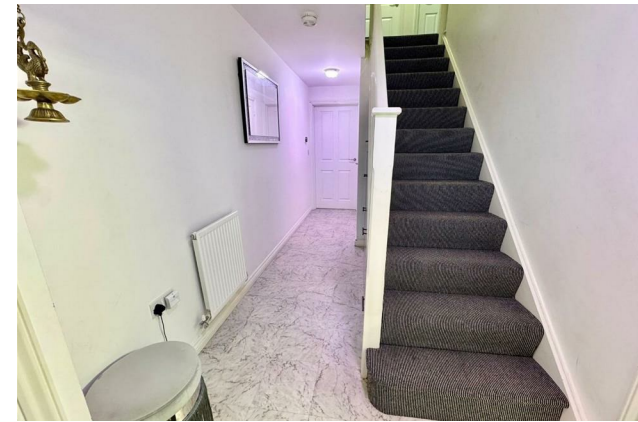
**SMITH &
FRIENDS**
ESTATE AGENTS



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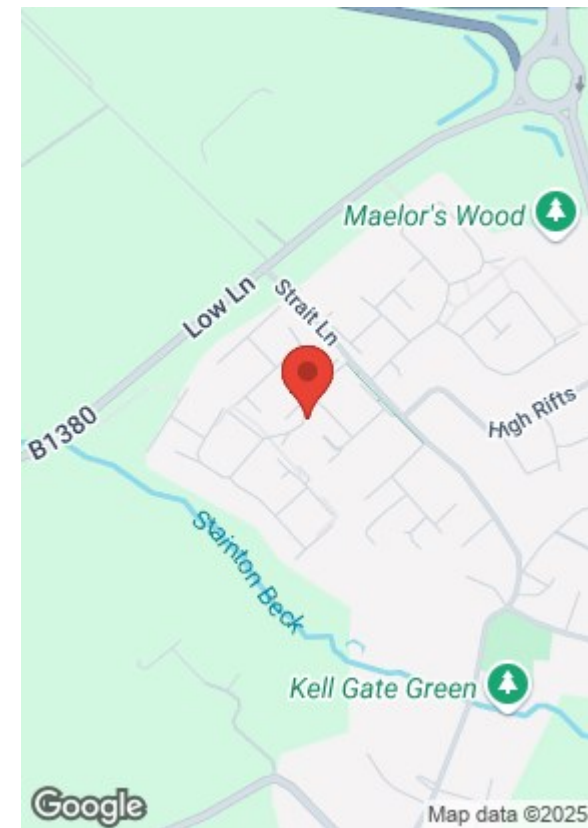
SMITH & FRIENDS are delighted to offer to the market this fantastic four bedroom family home built to the design "THE HADDENHAM" designed by Taylor Wimpey situated within a highly desirable area of Stainton. The spacious and well presented living accommodation briefly comprises a lengthy entrance hallway with stairs to the first floor landing, good sized rectangular living room, downstairs WC, an impressive open plan kitchen/dining room with a lot of storage and a separate good sized utility room. To the first floor landing are four well proportioned double bedrooms, out of which two of the bedrooms benefitting from en-suite shower rooms and a separate family bathroom fitted with a three piece white suite. Externally to the front, the property is not overlooked and benefits from the views of a large green area with a small play in the corner. The property has a shared access road with parking for 3 vehicles leading to the garage and a separate exclusive visitor car parking to the front of property making 4 car parking spaces in total. The property also benefits from a fitted Ohme electric car charging point. To the rear of the property is a generous sized South facing garden which has fenced boundaries and well laid lawn with a fantastic decked seating area. " The property benefits from the installation of Harveys Twintec water softening system."

Viewings come highly recommended to fully appreciate.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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