

## HIGH RIFTS, STANTON, MIDDLESBROUGH, TS8 9BG



- ▲ A Spacious Three/Four Bedroom Detached Bungalow
- ▲ Occupying a Large Corner Site Within the Popular Village of Stanton
- ▲ Presented to a High Standard Throughout
- ▲ Modernised by the Current Owners with No Expense Spared
- ▲ Stunning Fitted Kitchen with White Units & Galaxy Granite Work Surfaces

- ▲ Spacious Living Room
- ▲ Rear Garden Room
- ▲ Modern Bathroom/Shower Room
- ▲ Two Double Bedrooms to the First Floor with a Modern Shower Room
- ▲ Double Width Driveway to Single Garage
- ▲ Easy Access to the A174 & A19
- ▲ Early Viewing Advised

**£330,000**

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23 High Rifts, Stainton is a spacious three/four bedroom detached bungalow occupying a large corner site within the sought after village of Stainton and features manicured gardens to the front, side and rear elevations and a double width block paved driveway leads to a single garage. Internally the accommodation briefly comprises a spacious entrance hall, living room with dual aspect windows flooding the room with natural light, modern fitted kitchen with white units and black Galaxy work surfaces, rear garden room, two bedrooms, one currently used as a dining room with French doors to the rear garden and there is a modern bathroom/shower room. To the first floor there are a further two double bedrooms and a shower room. 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 laminate flooring, staircase to the first floor and cloak cupboard.

##### **LIVING ROOM - 6.6m x 4m (21'8" x 13'1")**

With triple aspect windows, laminate flooring, and feature fire surround with inset fire and under lighting.

##### **KITCHEN - 4.11m x 4m (13'6" x 13'1")**

With a modern range of white fronted wall and floor units and black Galaxy granite work surfaces, island, double oven, electric hob with extractor over, integrated fridge, and dishwasher, plumbing for washing machine, tiled splashback, spotlighting, and access to the garden room.

##### **GARDEN ROOM - 4.62m x 2.03m (15'2" x 6'8")**

Offering lovely views over the rear garden with French doors to the rear garden, single door to the front and integral door to the garage.

##### **BEDROOM - 4.3m x 3.66m (14'1" x 12')**

##### **BEDROOM/DINING ROOM - 3.66m x 3.12m (12' x 10'3")**

With French doors to the rear garden.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## HIGH RIFTS, TS8 9BG

### **BATHROOM - 2.54m x 2.46m (8'4" x 8'1")**

Modern suite comprising freestanding bath, vanity wash hand basin, low level WC, shower cubicle, tiled walls and floor and spotlighting.

**AGENTS REF:** - DP/LS/ING230481/09112023

**Council Tax Band:** F      **Tenure:** Freehold

### **FIRST FLOOR**

#### **BEDROOM ONE - 4.34m x 4.24m (14'3" x 13'11")**

With built-in storage, wardrobes, and access into the eaves.

#### **BEDROOM TWO - 4.42m x 3.8m (14'6" x 12'6")**

With built-in storage, wardrobes, and access into the eaves.

#### **SHOWER ROOM - 2.03m x 2.03m (6'8" x 6'8")**

Modern suite comprising vanity wash hand basin, low level WC, and shower cubicle tiled walls.

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Tel: **01642 955625**

### **EXTERNALLY**

**GARDENS** - Externally the property occupies a fabulous corner plot with manicured gardens to the front, side, and rear elevations with planted borders. The enclosed manicured rear garden features lawn, decked area, patio and fence boundary.

#### **GARAGE - 4.75m x 2.62m (15'7" x 8'7")**

A double width driveway leads to a single garage.

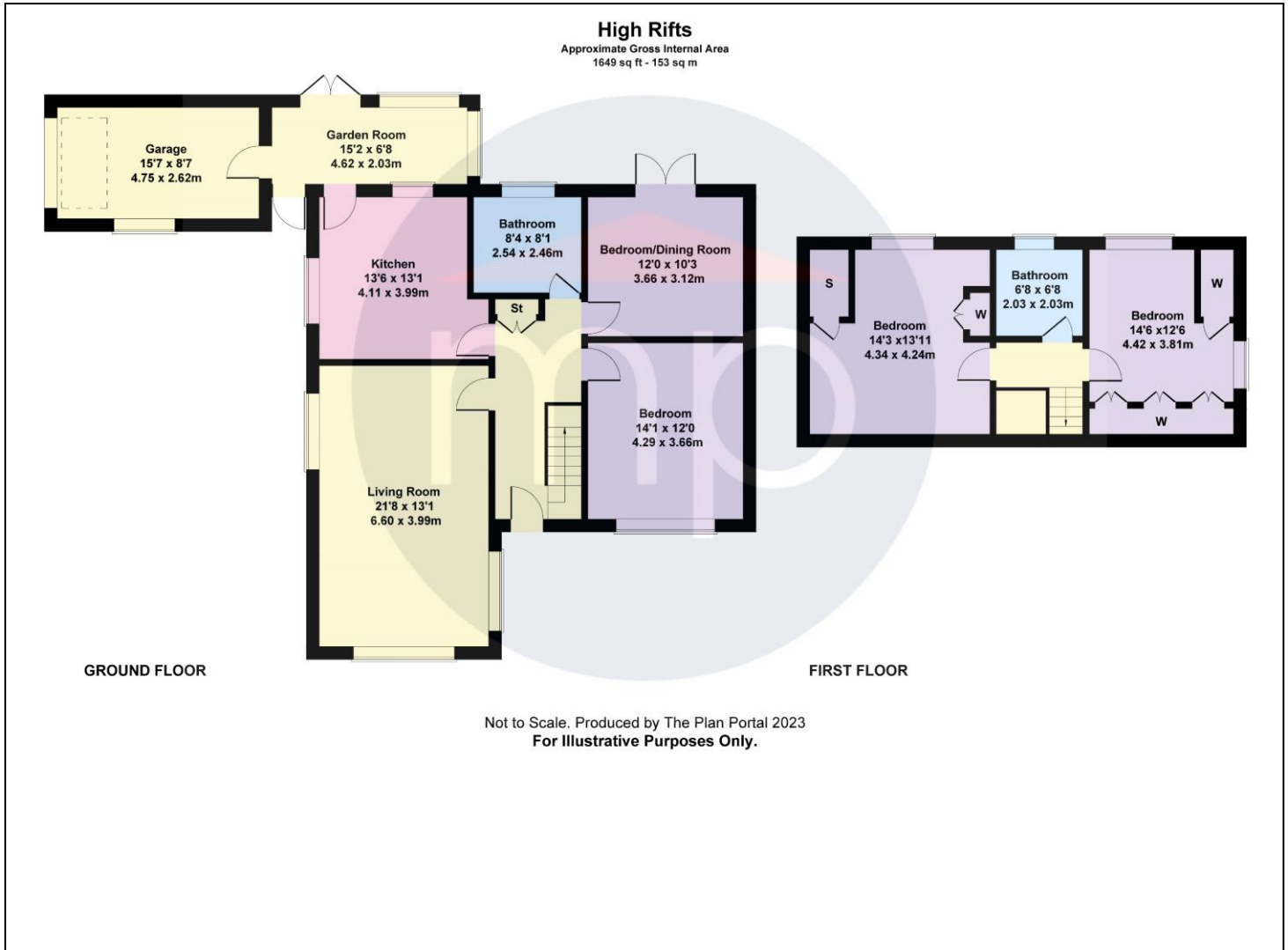


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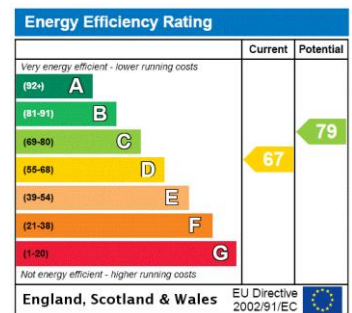


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95 Guisborough Road, Nunthorpe, TS7 0J5