

JOCELYN WAY, MIDDLESBROUGH, TS5 8FA



- ▲ An Impressive Four Bedroom Detached Family Home Built by Story Homes & Situated on The Popular Stainsby Hall Farm Development in Acklam
- ▲ The Property Occupies a Generous Plot in a Quiet Cul-De-Sac Location
- ▲ Enjoying A Generous Plot with Lawned Gardens, Double Width Driveway & Single Garage
- ▲ A Spacious Westerly Facing Rear Garden with Feature Pergola, Seating Area, Fire Pit & BBQ Area
- ▲ Gas Central Heating System, Double Glazing & Electric Vehicle Home Charging Point
- ▲ Attractively Presented Lounge with French Doors Leading out to the Rear Garden
- ▲ Separate Dining Room Currently Utilised as a Play Room
- ▲ Kitchen Breakfast Room with Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Ground Floor Cloakroom/WC
- ▲ Four Bedrooms with The Master having an En-Suite Shower Room
- ▲ Family Bathroom with Modern White Suite & Separate Shower Cubicle
- ▲ Accessible to Well Regarded Schooling & Transport Links

£290,000

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GROUND FLOOR

HALLWAY

LOUNGE - 4.62m x 3.48m (15'2" x 11'5")

DINING ROOM - 2.97m x 2.91m (9'9" x 9'7")

KITCHEN BREAKFAST ROOM - 4.32m x 2.89m (14'2" x 9'6")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.69m x 3.50m (12'1" x 11'6")

EN-SUITE SHOWER ROOM

BEDROOM TWO - 3.88m x 3.07m (12'9" x 10'1")

BEDROOM THREE - 3.48m x 2.74m (11'5" x 9')

BEDROOM FOUR - 2.83m x 2.55m (9'3" x 8'4")

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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FAMILY BATHROOM - 2.74m x 1.92m (9' x 6'4")

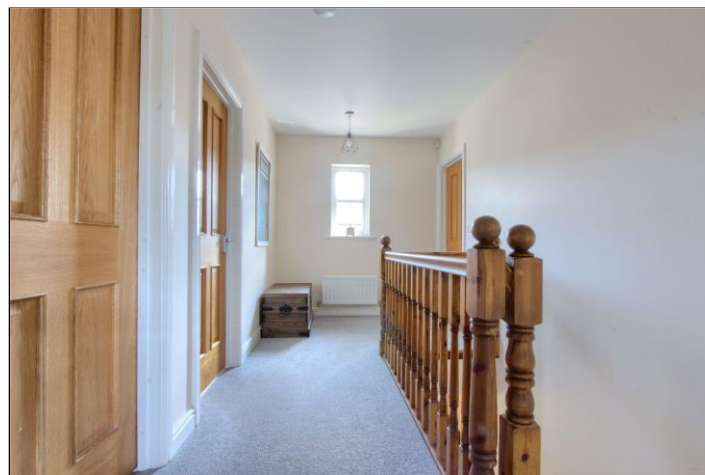
EXTERNALLY

GARDENS & PARKING

To the front there is a double width brick paved driveway leading to the integrated garage and pathways to both sides of the property. To the rear there is a low maintenance, spacious westerly facing garden laid to lawn with feature pergola, seating area, power supply and fire pit and barbeque area.

Council Tax Band: E **Tenure:** Freehold

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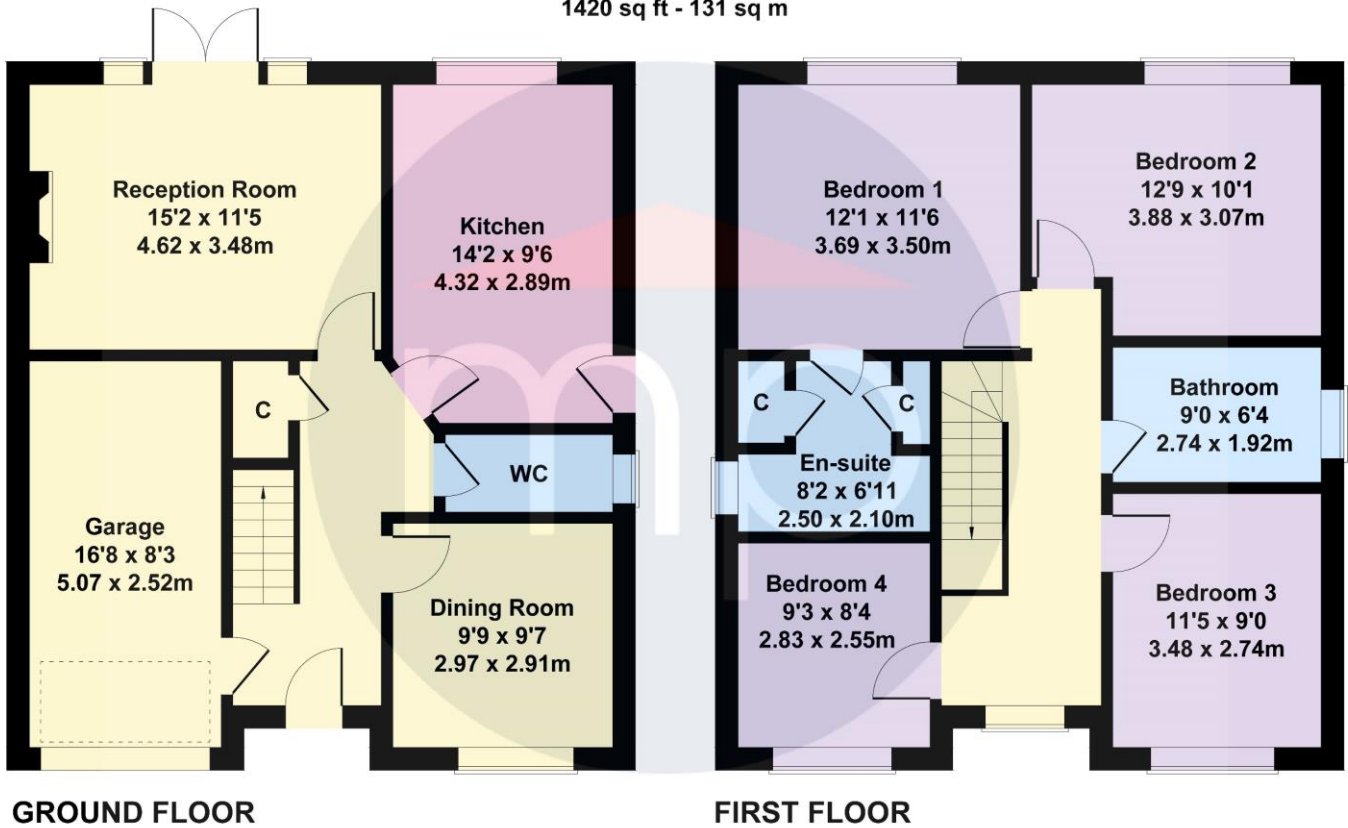


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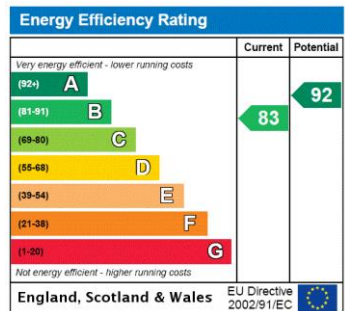
39 Jocelyn Way

Approximate Gross Internal Area
1420 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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