

# PLOUGH GRANGE, STAINSBY HALL FARM, BROOKFIELD, MIDDLESBROUGH, TS5 8FQ



- ▲ A Superb Family Home with the benefit of NO ONWARD CHAIN, Constructed by Story Homes & Upgraded to A High Specification
- ▲ Occupying A Prime Corner Plot Within the Stainsby Hall Farm Development in Brookfield Close to Well Regarded Schooling & Transport Links
- ▲ Generous Plot with Open Views, Front, Side & Rear Gardens, A Block Paved Driveway & Integrated Single Garage
- ▲ Spacious Lounge
- ▲ Stunning Full Width Kitchen/Dining/Family Area with Built-In Double Ovens, Integrated Fridge/Freezer & Dishwasher & Bi-Folding Doors Leading out to The Southwest Facing Rear Garden
- ▲ Utility Room with Further Fitted Units Together with A Cloakroom/WC
- ▲ Four Generous Bedrooms, En-Suite & Fitted Wardrobes to Master Bedroom & Family Bathroom with White Suite & Separate Shower
- ▲ Gas Central Heating System & Double Glazing

**Offers Over £310,000**

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**GROUND FLOOR**

**HALLWAY**

**LOUNGE - 3.61m x 4.59m (11'10" x 15'1")**

**KITCHEN/DINING/FAMILY ROOM - 7.64m (25'1")  
reducing to 3.25m (10'8") x 3.88m (12'9") reducing to  
2.61m (8'7")**

**UTILITY**

**CLOAKROOM/WC**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 3.5m x 4.62m (11'6" x 15'2")**

**EN-SUITE**

**BEDROOM TWO - 2.77m x 4.2m (9'1" x 13'9")**

**BEDROOM THREE - 2.77m x 4.15m (9'1" x 13'7")**

**BEDROOM FOUR - 2.38m x 2.99m (7'10" x 9'10")**

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

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**FAMILY BATHROOM - 2.28m x 2.99m (7'6" x 9'10")**

## **EXTERNALLY**

### **PARKING & GARDENS**

To the front there is a double brick paved driveway providing off road parking leading to a single integrated garage. To the rear the garden is southwest facing and is low maintenance with lawn, patio area and boasting open views.

**GARAGE - 2.67m x 5.29m (8'9" x 17'4")**

**AGENTS REF:** - JF/LS/MID230344/19062023

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

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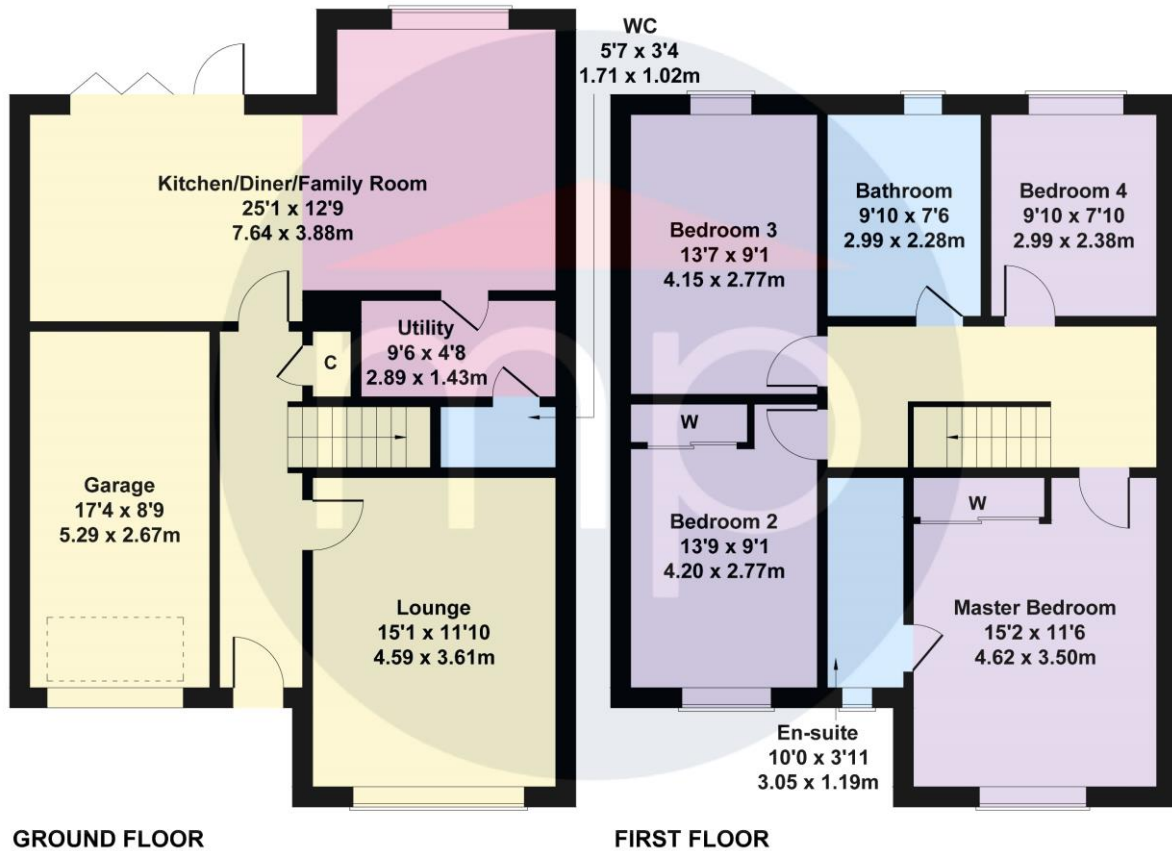


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## 20 Plough Grange

Approximate Gross Internal Area  
1582 sq ft - 147 sq m



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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