

**JACK SIMON WAY, STAINSBY HALL FARM, BROOKFIELD,
MIDDLESBROUGH, TS5 8EJ**



- ▲ Sure To Be of Particular Interest to Young Couples & Growing Families
- ▲ Three Bedrooms, Master with En Suite Shower Room
- ▲ Kitchen/Diner with Good Looking Modern Units & Built-In Appliances
- ▲ Popular Development for Families

- ▲ UPVC Double Glazing & Composite Front Door
- ▲ Central Heating with A Combi Boiler
- ▲ Slightly Larger Single Garage & Parking on The Driveway

£205,000

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If you're in the market for a three bedroom semi, then this one will be perfect for you. Ideal for young couple or families wanting to progress up the property ladder.

Notable features of the property include gas central heating with a combi boiler, master bedroom with en-suite, detached larger than usual single garage and a private rear garden with a patio.

The property comprises entrance hall, lounge, WC, and kitchen. On the first floor there are three bedrooms, master with en-suite and bathroom. Externally there's a secluded rear garden with a patio and lawn.

Mains Utilities

- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

Tenure - Freehold

Council Tax Band C

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

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GROUND FLOOR

ENTRANCE HALL

With green composite entrance door, engineered wood flooring, staircase to the first floor, radiator, and storage cupboard.

LOUNGE - 4.7m x 3.5m (15'5" x 11'6")

With radiator.

WC - 1.9m x 1.04m (6'3" x 3'5")

With close coupled WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls and woodgrain effect vinyl flooring.

KITCHEN DINER - 5.03m x 2.7m (16'6" x 8'10")

With cream wall, drawer, and floor units, roll edge worktop, electric oven and four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, space for washing machine, radiator, French doors open to the rear garden and engineered wood flooring.



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FIRST FLOOR

LANDING

With loft access and storage cupboard housing the water tank.

BEDROOM ONE - 3.7m x 3.2m (12'2" x 10'6")

With radiator.

EN-SUITE - 2.6m x 1.25m (8'6" x 4'1")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, double shower, tiled walls, spotlights in the ceiling, extractor fan, woodgrain effect vinyl flooring and radiator.

BEDROOM TWO - 2.77m x 2.74m (9'1" x 9')

With radiator.

BEDROOM THREE - 2.75m x 2.92m (9' x 9'7")

With radiator.

BATHROOM - 2.44m x 1.68m (8' x 5'6")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with splashback tiles, radiator, woodgrain effect vinyl flooring, extractor fan and spotlights in the ceiling.

EXTERNALLY

GARDEN

To the rear there is an enclosed garden with patio and lawn.

DETACHED GARAGE

Off street parking leading to a detached garage.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

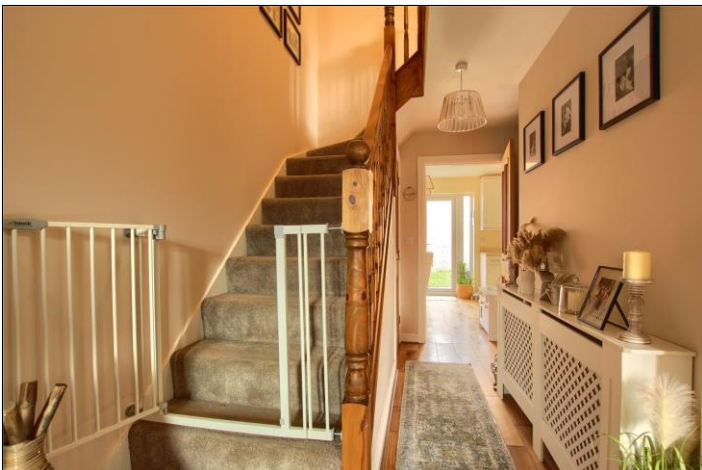
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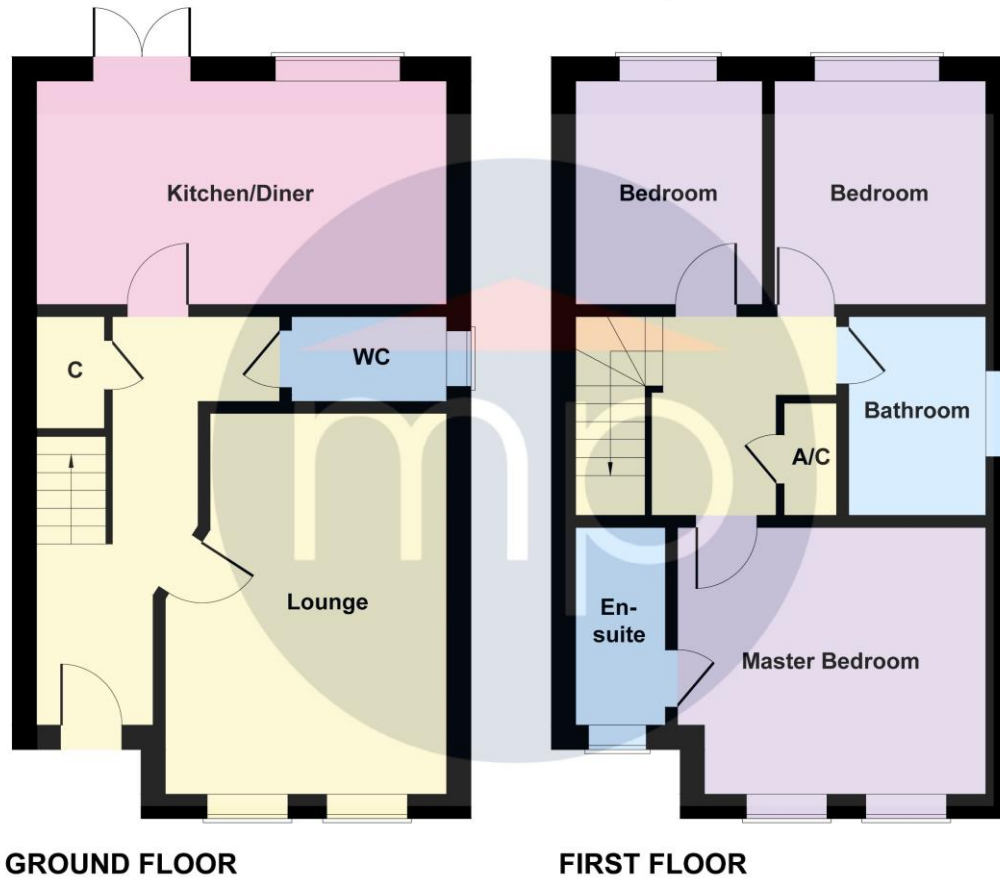
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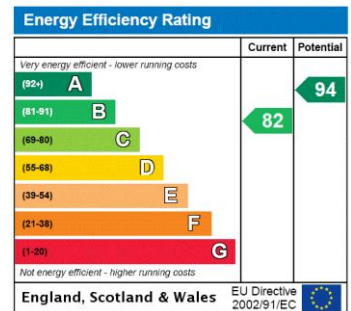


1 Jack Simon Way



Not to Scale. Produced by The Plan Portal 2024
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