

**HARVEST CLOSE, STAINSBY HALL FARM, BROOKFIELD,  
MIDDLESBROUGH, TS5 8FP**



- ▲ Genuine 'Show Home' Standard Interior & Very Easy to Move Straight Into
- ▲ Several Years Still Remain on the NHBC Builders Warranty
- ▲ Composite Front Door & UPVC Double Glazing
- ▲ Ground Floor WC

- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Off Street Parking & Single Garage
- ▲ Private Outlook onto the Beck & Walkways
- ▲ Concrete Print Patio in the Rear Garden

**£250,000**

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Modern homes like this are great for giving you the space you need. Located at the end of the estate, its peaceful surroundings make you forget you're in Middlesbrough.

Notable features include gas central heating with a combi boiler, several years remain on the NHBC guarantee, open plan kitchen/diner, off street parking and single garage, two roomy doubles, master with en-suite, a comfortable single bedroom, concrete print patio in the rear garden and a private outlook to the front (no houses can be built as there is a beck in front).

The property comprises entrance hall, lounge, WC, and kitchen/diner. On the first floor there are three bedrooms, the master having an en-suite and a family bathroom. Externally there is off street parking to the front with access to the garage and to the rear there is a fence enclosed garden with patio and lawn.

**GROUND FLOOR**

**ENTRANCE HALL**

Black composite entrance door, radiator, and staircase to the first floor.

**LOUNGE - 3m x 3.1m (9'10" x 10'2")**

With radiator.

**CLOAKROOM/WC - 1.4m x 1m (4'7" x 3'3")**

With close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles and radiator.

**KITCHEN DINER - 4.6m x 2.7m (15'1" x 8'10")**

With white high gloss handleless wall, drawer, and floor units, wood block effect roll edge worktop, electric oven and grill, four ring induction hob with splashback and stainless steel extractor fan, one and a half bowl sink unit, space for washing machine, space for fridge freezer, and integrated dishwasher. Patio door to the rear garden, radiator, woodgrain effect laminate flooring and spotlights in the ceiling.

**FIRST FLOOR**

**LANDING**

With loft access and storage cupboard.

**BEDROOM ONE - 3.8m x 3.7m (12'6" x 12'2")**

With radiator.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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# HARVEST CLOSE, TS5 8FP

## **EN-SUITE - 1.9m x 2.1m (6'3" x 6'11")**

With close coupled WC, wall mounted wash hand basin with mixer tap, double shower cubicle, chrome towel radiator, spotlights in the ceiling and extractor fan.

## **BEDROOM TWO - 3.9m (12'10") reducing to 3.1m (10'2") x 3.2m (10'6")**

With radiator.

## **BEDROOM THREE - 2.1m x 2.9m (6'11" x 9'6")**

With radiator.

## **BATHROOM - 1.9m x 2.4m (6'3" x 7'10")**

With close coupled WC, wall mounted wash hand basin with mixer tap, bath with splashback tiles, chrome towel radiator, spotlights in the ceiling and extractor fan.

## **EXTERNALLY**

### **PARKING, GARAGE & GARDEN**

Externally the property overlooks a green to the front elevation with garden laid to lawn and off street parking for a single car on a block paved driveway leading to the garage. To the rear there is a fence enclosed garden with lawn and concrete print patio.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - TM/LS/MID240188/16042024

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



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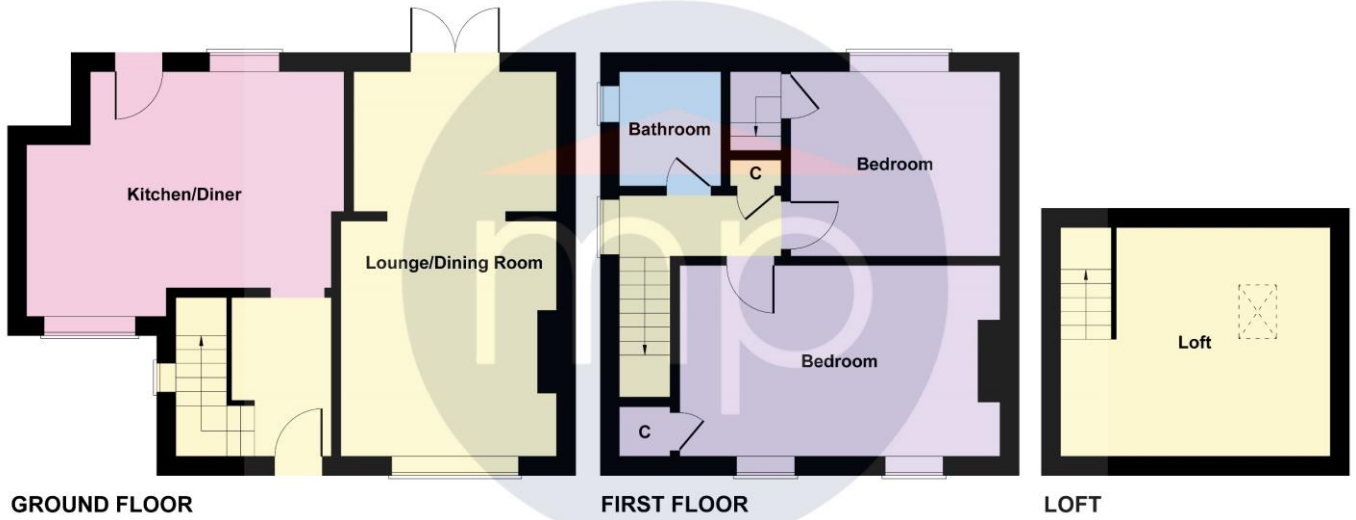
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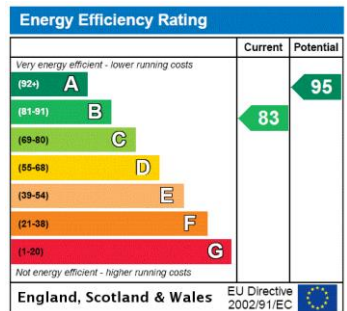
Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market

10 Harvest Close



Not to Scale. Produced by The Plan Portal 2024  
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