

PRIORY DRIVE, STANTON, MIDDLESBROUGH, TS8 9AW



- ▲ Located Within the Sought After Village of Stanton
- ▲ A Beautifully Presented & Modernised Three Bedroom Detached Bungalow
- ▲ Cul-De-Sac Setting
- ▲ Offering Easy Access to the A174, A19 & A66
- ▲ Modern Magnet Fitted Kitchen with Integrated Appliances
- ▲ Spacious Dual Aspect L' Shaped Lounge Diner
- ▲ Modern Refurbished Bathroom
- ▲ Three Generous Size Bedrooms
- ▲ Envirovent System Fitted
- ▲ Private Landscaped Rear Garden
- ▲ Block Paved Driveway Offering Ample Parking to the Front & Side Elevation
- ▲ Attached Garage with Electric Door
- ▲ 16ft x 10ft Workshop/Shed to Be Included

£285,000

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Located within the sought after village of Stainton offering easy access to the A174, A19 and A66 and positioned within a quiet cul-de-sac, this spacious three bedroom detached bungalow has been modernised by the current owners with no expense spared. The bungalow occupies a lovely plot with an extensive block paved driveway offering ample parking, detached garage with electric door and to the rear there is a private enclosed landscaped garden with pergola and including a 16ft x 10ft workshop/shed. Internally the accommodation briefly comprises an entrance hall, L' shaped lounge diner, modern fitted kitchen with integrated appliances, modern refurbished bathroom, and three generous size bedrooms. 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 Amtico flooring and large storage cupboard.

L' SHAPED LOUNGE DINER - 6.78m (22'3") (max) x 5.54m (18'2") (max)

With Amtico flooring, electric stove set in a Limestone fire surround and dual aspect windows flood the room with natural light. Blinds and curtains are to be included.

KITCHEN - 3.76m x 2.95m (12'4" x 9'8")

A modern refurbished kitchen fitted by Magnet and featuring integrated appliances including a Neff Hide & Slide oven, Neff warming drawer, electric hob with extractor over, integrated fridge, dishwasher, and washer/dryer. Tiled floor and side external door.

BATHROOM - 2.54m x 1.9m (8'4" x 6'3")

A refurbished suite comprising a large shower cubicle, floating WC, bath, floating wash hand basin with storage under, under floor heating, designer radiator, fully tiled walls, and floor.

BEDROOM ONE - 3.58m x 2.97m (11'9" x 9'9")

BEDROOM TWO - 3.58m x 3.58m (11'9" x 11'9")

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BEDROOM THREE - 2.57m x 2.34m (8'5" x 7'8")

EXTERNALLY

GARDENS & GARAGE

Externally the bungalow is located within a quiet cul-de-sac and features an extensive block paved driveway offering ample off road parking leading to the attached garage with electric door, power, and light. To the rear there is a private enclosed landscaped garden with pergola, patio area, planted borders, and a large workshop/shed is to be included.

WORKSHOP/SHED - 4.88m x 3.05m (16' x 10')

With electric supply.

AGENTS REF: - DP/LS/NUN210042/16112023

Council Tax Band: D **Tenure:** Freehold

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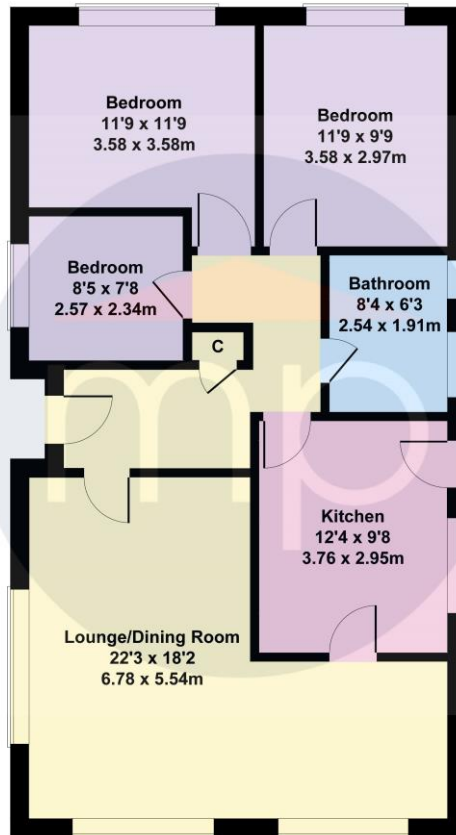


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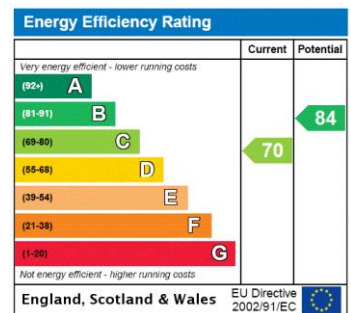
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Approximate Gross Internal Area
929 sq ft - 86 sq m



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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