

SUNFLOWER LANE, STAINTON, MIDDLESBROUGH, TS8 9FS



- ▲ A Modern Three Bedroom Semi Detached House
- ▲ Built by Taylor Wimpey on the Ever Popular Rose Cottage Farm Development
- ▲ Modern Open Plan Kitchen Diner
- ▲ Ground Floor WC
- ▲ Generous Enclosed Rear Garden

- ▲ Driveway with Parking for Two Cars to the Front Elevation
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Well Presented Throughout
- ▲ Easy Access to the A174, A19 & A66
- ▲ Early Viewing Advised

£185,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



4 Sunflower Lane is a modern three-bedroom semi-detached house offering well planned accommodation and occupying a lovely plot with two parking spaces to the front elevation and a spacious enclosed rear garden with lawn, decked area and storage shed. Internally the accommodation briefly comprises an entrance hall, living room, cloakroom/WC, large storage cupboard and an open plan modern fitted kitchen diner. To the first floor there are three bedrooms, master with a modern en-suite shower room and a separate modern family bathroom. 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 staircase to the first floor.

LIVING ROOM - 4.2m x 3.68m (13'9" x 12'1")

CLOAKROOM/WC - With low level WC and wash hand basin.

UTILITY CUPBOARD -

KITCHEN DINER - 4.06m x 2.84m (13'4" x 9'4")

With a modern range of fitted wall and floor units, complementing work surfaces, double oven, fridge and freezer, dishwasher and washing machine. Spot lighting and French doors open to the enclosed rear garden.

FIRST FLOOR

BEDROOM ONE - 3.38m x 2.9m (11'1" x 9'6")

EN-SUITE SHOWER ROOM - 1.65m x 1.68m (5'5" x 5'6")

White suite comprising shower cubicle, low level WC and pedestal wash hand basin.

BEDROOM TWO - 3.25m x 2.6m (10'8" x 8'6")

BEDROOM THREE - 1.96m x 3.25m (6'5" x 10'8")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



SUNFLOWER LANE, TS8 9FS

BATHROOM - 1.65m x 1.98m (5'5" x 6'6")

Modern white suite comprising bath with shower over and screen, floating vanity wash hand basin, low level WC, part tiled walls and spotlighting.

EXTERNALLY

PARKING & GARDEN - Externally the property is located within this popular modern development with two parking spaces to the front elevation and an enclosed rear garden with a generous size lawn, decked area, patio and storage shed.

AGENTS REF: - DP/LS/NUN230717/07092023

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

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625

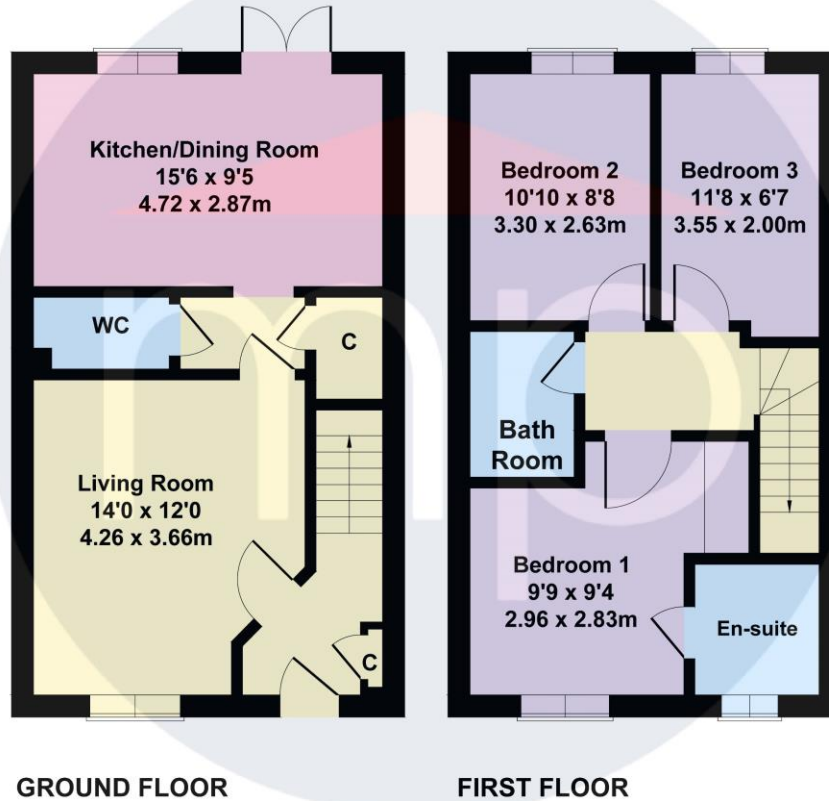


SUNFLOWER LANE, TS8 9FS



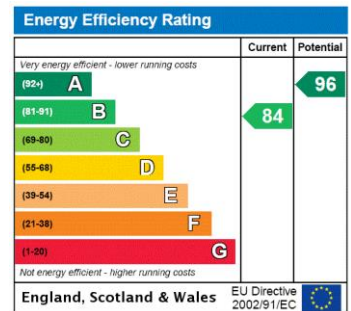
Sunflower

Approximate Gross Internal Area
850 sq ft - 79 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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS