

## CHURCH CLOSE, STANTON, MIDDLESBROUGH, TS8 9AF



- ▲ A Spacious & Extended Semi Detached House
- ▲ Three Bedrooms (Two Doubles)
- ▲ Located Within the Popular Area of Stanton Village
- ▲ Quiet Cul-De-Sac Position
- ▲ Extensive Printed Concrete Driveway
- ▲ 12ft Modern Kitchen
- ▲ Two Reception Rooms
- ▲ Modern Family Bathroom
- ▲ Master Bedroom with Fitted Wardrobes
- ▲ Private Easy to Maintain Garden
- ▲ Easy Access to the A174, A19 & A66
- ▲ Early Viewing Advised

**Offers Over £200,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



10 Church Close is an extended and well-presented three bedroom semi-detached house located within a quiet cul-de-sac in the popular area of Stainton Village offering easy access to the A174, A19 and A66. The property occupies a fabulous plot with a printed concrete driveway part shared and leading to a single detached garage and to the rear there is a generous size, easy to maintain private enclosed garden. Internally the accommodation briefly comprises an entrance hall, living room, playroom/dining room and 12ft modern fitted kitchen. To the first floor there are three bedrooms (two doubles), master with fitted wardrobes and there is a modern family bathroom.

Please call our Nunthorpe Office to arrange your viewing appointment.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 3.5m x 1.75m (11'6" x 5'9")**

With wood flooring, staircase to the first floor and under stairs cupboard.

##### **LIVING ROOM - 4.62m x 3.58m (15'2" x 11'9")**

With wood flooring, spotlighting, French doors to the private garden and access to the playroom/dining room.

##### **PLAYROOM/DINING ROOM - 3.53m x 3.58m (11'7" x 11'9")**

With spotlighting.

##### **KITCHEN - 3.58m x 3.48m (11'9" x 11'5")**

With a smart range of shaker design fitted wall and floor units, complementing work surfaces, double oven, electric hob with extractor over, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, tiled floor, and side external door.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.7m (12'2") into alcove x 3.56m (11'8")**

Double bedroom with fitted wardrobes, wood flooring and spotlighting.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# CHURCH CLOSE, TS8 9AF

## **BEDROOM TWO - 3.7m (12'2") into alcove x 3.53m (11'7")**

Double bedroom with wood flooring.

## **BEDROOM THREE - 2.62m x 2.57m (max) (8'7" x 8'5" (max))**

With wood flooring and built-in storage.

## **BATHROOM - 2.29m x 2.54m (7'6" x 8'4")**

White modern suite comprising bath with shower over, vanity wash hand basin, and low level WC.

## **EXTERNALLY**

### **PARKING & GARDEN**

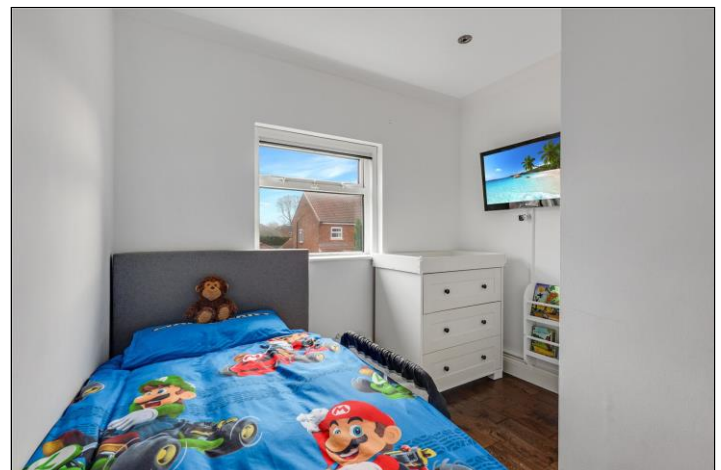
Externally the property is located within a quiet cul-de-sac and features a printed concrete driveway with shared access leading to a detached single garage. To the rear there is a private enclosed garden with astro turf, patio area and fence boundary.

**AGENTS REF:** - DP/LS/NUN240213/01032024

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

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

Tel: **01642 955625**



CHURCH CLOSE, TS8 9AF

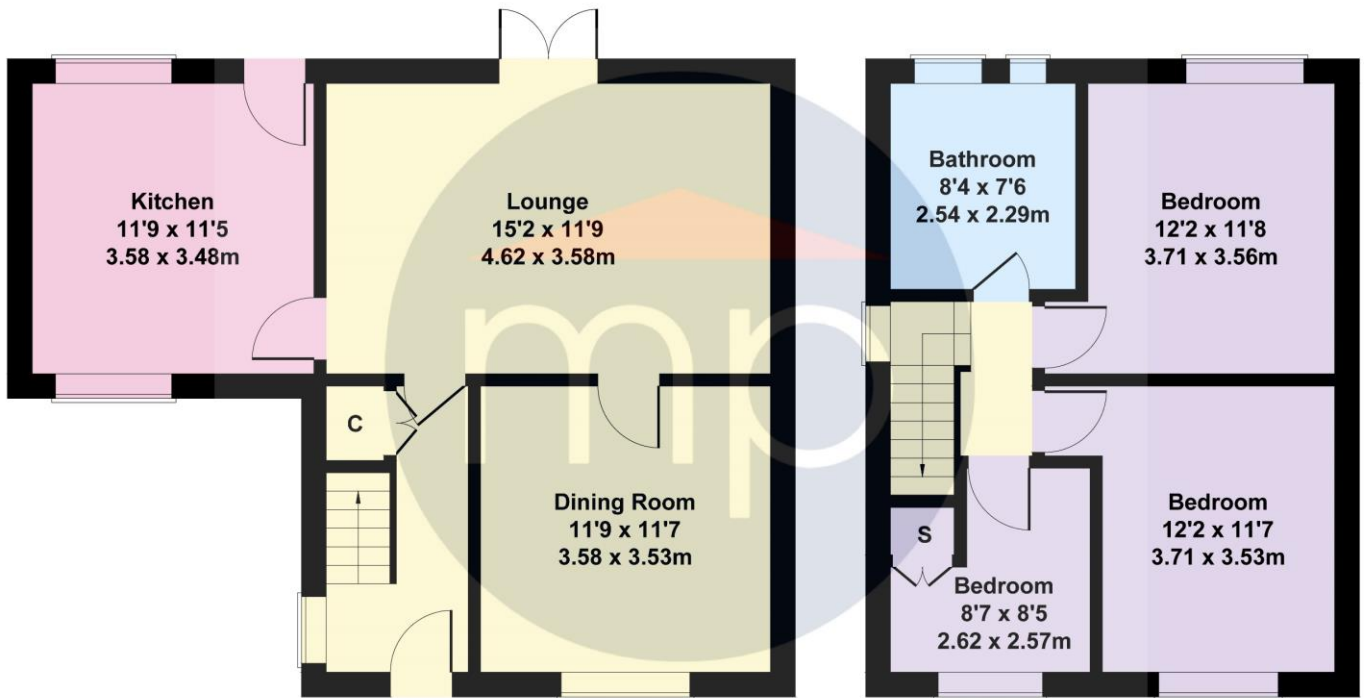
A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and the company logo. The storefront is modern with large glass windows and a central entrance.

Do you have a property you  
need to sell  
**before** you can buy?

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

### Church Close

Approximate Gross Internal Area  
998 sq ft - 93 sq m

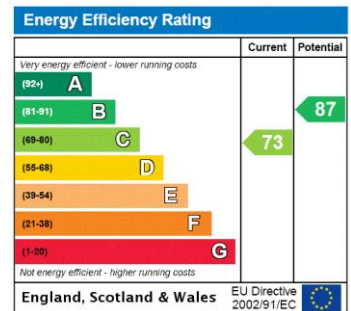


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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 0J5