

## STRAIT LANE, STANTON, MIDDLESBROUGH, TS8 9BB



- ▲ A Beautifully Presented Four Bedroom Detached Property
- ▲ Located Within the Sought After Village of Stanton
- ▲ Offering Easy Access to the A174, A19 & A66
- ▲ Generous Size Plot
- ▲ Extensive Block Paved Driveway & Double Garage with Pitched Roof
- ▲ Impressive Spacious Kitchen Breakfast Room with Central Island
- ▲ Ground Floor Reception Room or Alternatively a Ground Floor Bedroom
- ▲ Generous Size Modern Bathroom
- ▲ Three Double Bedrooms to the First Floor, Two with En-Suite Facilities & One with Juliet Balcony
- ▲ Open Plan Lounge Diner

**£330,000**

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

**Michael Poole**  
sales | lettings | auctions



34 Strait Lane is a spacious four bedroom detached property located within the sought after area of Stainton and occupies a fabulous plot with an extensive block paved driveway, gated access to a large detached double garage and a private rear garden with a decked veranda to the side. Internally the accommodation briefly comprises a spacious entrance hall, open plan lounge diner, additional reception room which could be used as a fourth bedroom, spacious bathroom, and large kitchen breakfast room. To the first floor there are three double bedrooms, two with en-suite facilities and one with a Juliet balcony. 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 Karndean flooring.

##### **OPEN PLAN LOUNGE DINER - 6.83m (22'5") x 4.7m (15'5") reducing to 3.78m (12'5")**

A dual aspect room with bay window to the front elevation with wooden shutters and attractive fire surround with inset fire.

##### **SITTING ROOM/BEDROOM FOUR - 4.01m x 3.6m (13'2" x 11'10")**

With bay window to the front elevation with wooden shutters.

##### **GROUND FLOOR BATHROOM - 3.05m x 3.05m (10' x 10')**

With a modern suite comprising walk-in shower enclosure, Jacuzzi style bath, vanity wash hand basin, low level WC, part tiled walls and spotlighting.

##### **KITCHEN BREAKFAST ROOM - 6.22m x 4.78m (20'5" x 15'8")**

Offering a beautiful range of fitted wall and floor units, complementing work surfaces, central island, space for American style fridge freezer, double oven, hob with extractor over, dishwasher and washing machine. Karndean flooring and French doors to the side elevation.

#### **FIRST FLOOR**

##### **LANDING**

With double doors to a 4ft deep storage cupboard.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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



## STRAIT LANE, TS8 9BB

### **BEDROOM ONE - 3.8m x 5.7m (max) (12'6" x 18'8" (max))**

With Juliet balcony and Velux windows.

### **EN-SUITE ONE - 2.03m x 1.96m (6'8" x 6'5")**

Comprising shower cubicle, low level WC, wash hand basin, and Velux window.

### **BEDROOM TWO - 3.8m x 3.3m (12'6" x 10'10")**

With bay.

### **EN-SUITE TWO**

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC, and part tiled walls.

### **BEDROOM THREE - 4.8m x 3.78m (15'9" x 12'5")**

With fitted robes and bay window to the front elevation.

### **EXTERNALLY**

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

The property is set back of the popular Strait Lane in Stainton and features an extensive block paved driveway with gated access to a large detached double brick built garage with two separate up and over doors and pitched roof. To the rear there is a private garden and a decked veranda with access via French doors to the kitchen.

**AGENTS REF:** - DP/LS/NUN240411/23042024

**Council Tax Band:** E      **Tenure:** Freehold

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

Tel: **01642 955625**



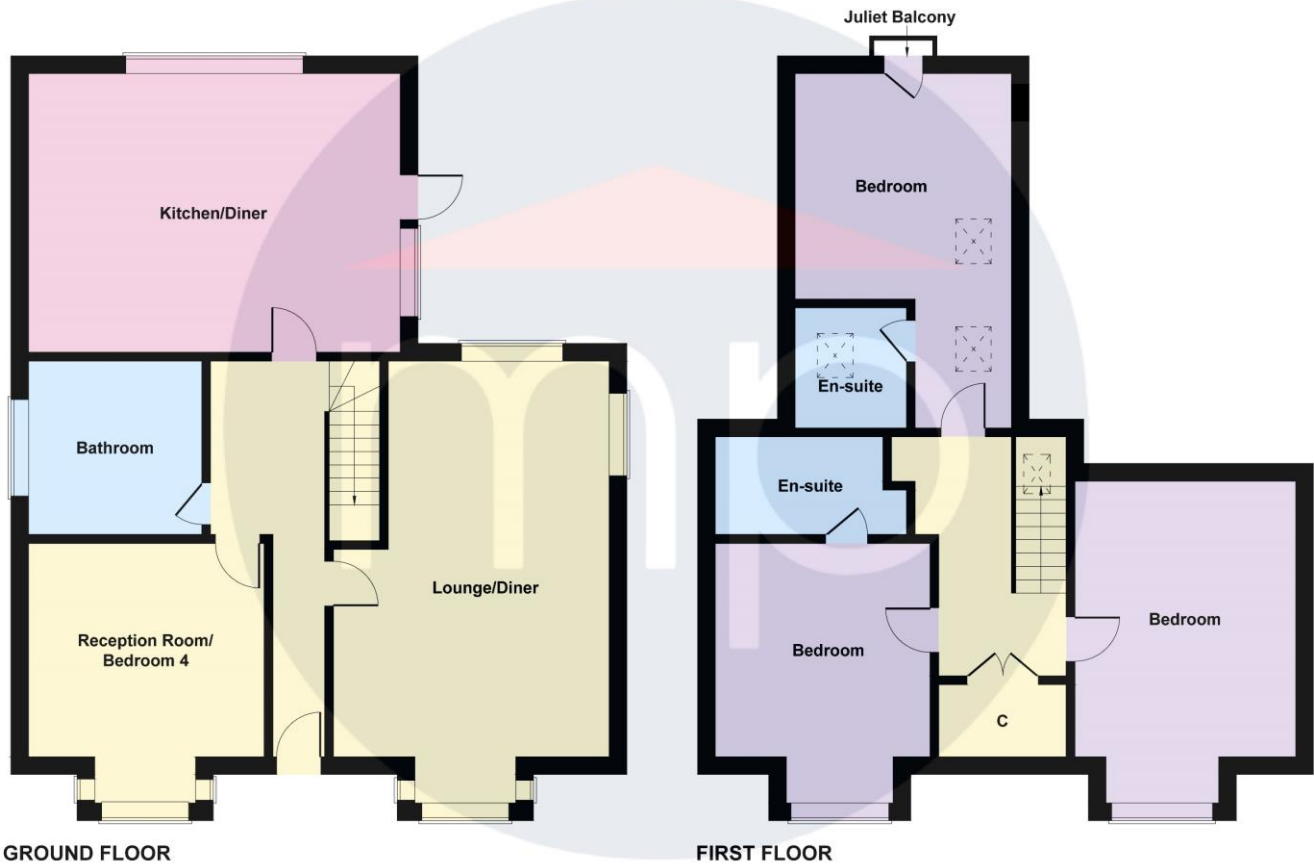
STRAIT LANE, TS8 9BB



STRAIT LANE, TS8 9BB



34 Srait Lane



Not to Scale. Produced by The Plan Portal 2022  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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