



## Sunflower Lane, Stainton, Middlesbrough, TS8 9FS

Offered to the market with NO ONWARD CHAIN, this attractive three bedroom detached home originally built by Taylor Wimpey to the "Aldenham" design, sits within the highly regarded Rose Cottage Farm development in the picturesque village of Stainton.

The property consists of an entrance hall leading to a comfortable dining room overlooking the front aspect, a shaker style kitchen positioned to the rear and fitted with an integrated fridge freezer, oven, hob with extractor, dishwasher and a washer/dryer. The ground floor also features a lounge with views over the rear garden and an additional reception room created from the garage conversion, providing an ideal space for a study, playroom or snug. A ground floor WC completes the downstairs accommodation.

To the first floor, the master bedroom benefits from a contemporary en-suite shower room, accompanied by two further well proportioned bedrooms and a modern family bathroom. The home is served by gas central heating and double glazing throughout, making it an excellent choice for those seeking a move in ready property in a sought after location. Completing the home is a practical double width driveway to the front and a well proportioned rear garden that's perfectly suited to family living.

£240,000



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3



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- HALL
- LOUNGE  
14'2" x 10'4" (4.32m x 3.15m)
- FAMILY ROOM  
15'3" x 7'9" (4.65m x 2.36m)
- KITCHEN  
9'9" x 9'7" (2.97m x 2.92m)
- DINING ROOM  
10'1" x 8'4" (3.07m x 2.54m)
- DOWNSTAIRS WC  
8'3" x 3'5" (2.51m x 1.04m)
- LANDING
- BEDROOM ONE  
13'4" x 8'9" (4.06m x 2.67m)
- ENSUITE  
6'8" x 4'10" (2.03m x 1.47m)
- BEDROOM TWO  
11'8" x 9'9" (3.56m x 2.97m)
- BEDROOM THREE  
9'9" x 8'9" (2.97m x 2.67m)
- BATHROOM  
6'8" x 6'5" (2.03m x 1.96m)

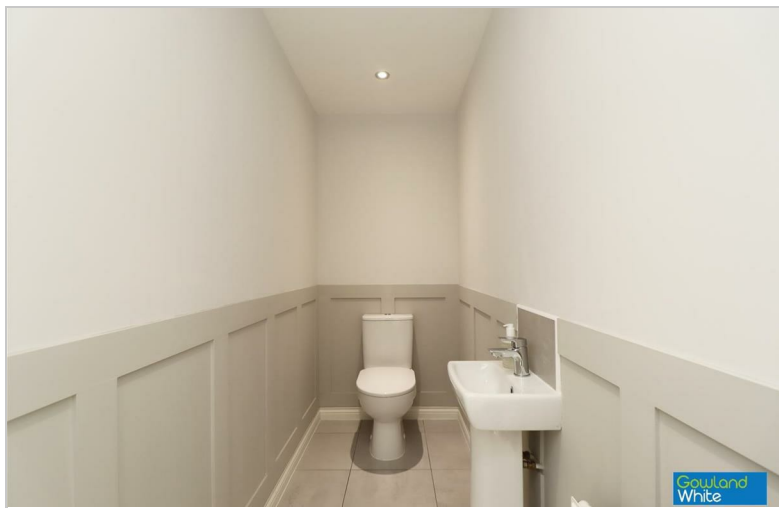
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Gowland  
White



Gowland  
White



Gowland  
White



Gowland  
White



Gowland  
White



Gowland  
White



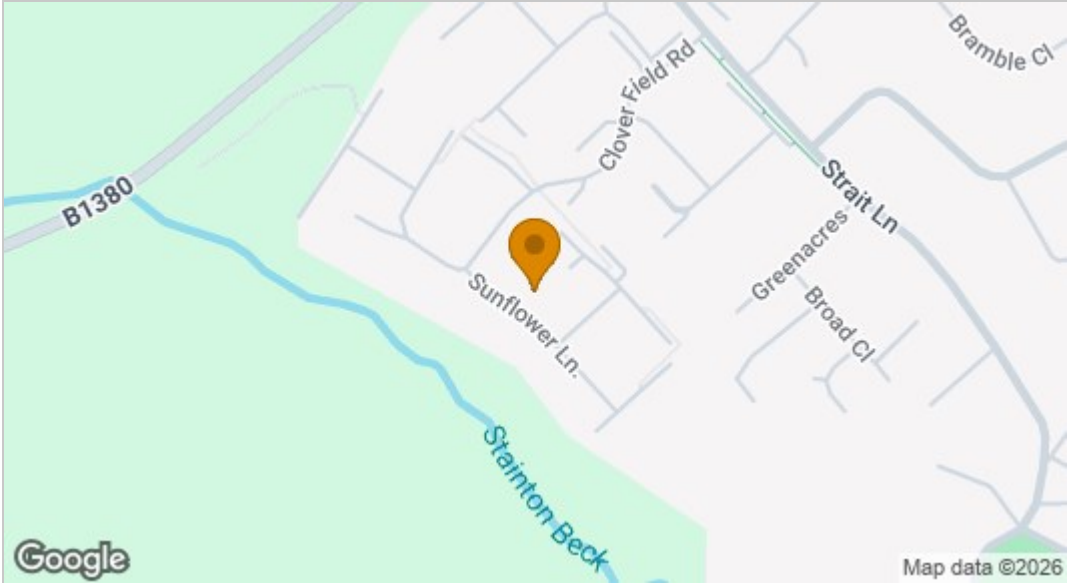
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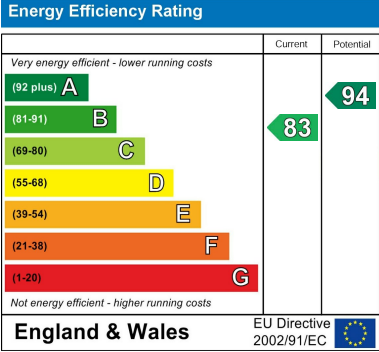
Gowland  
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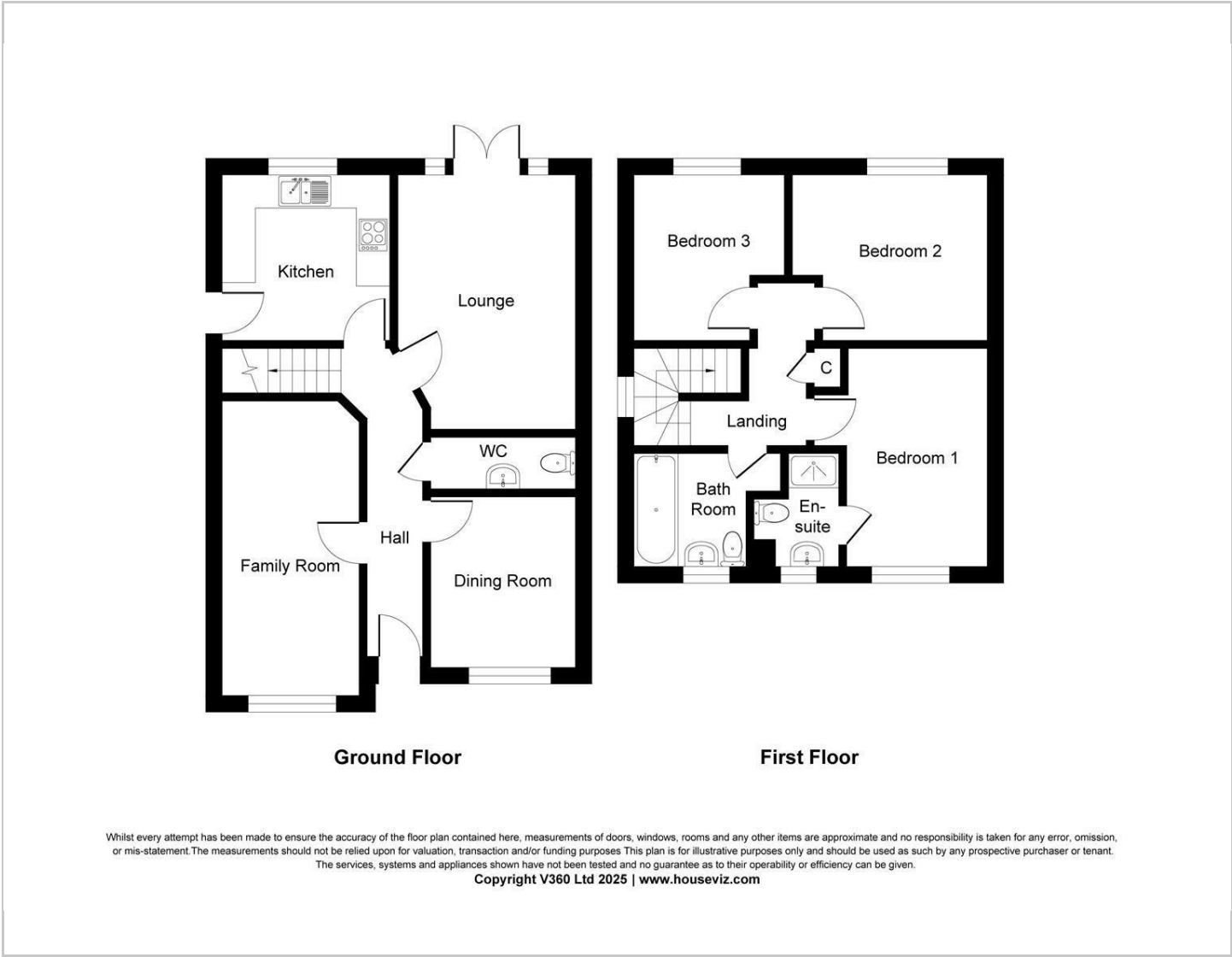
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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