



Gowland  
White

## 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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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)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





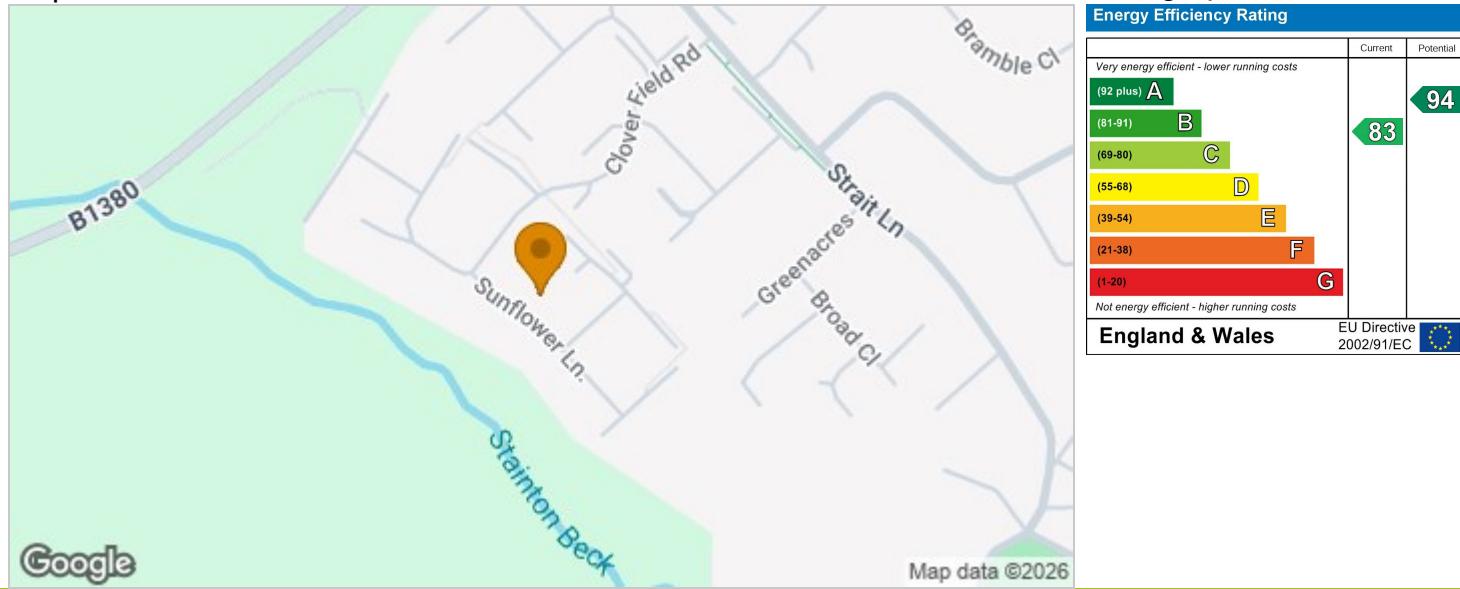


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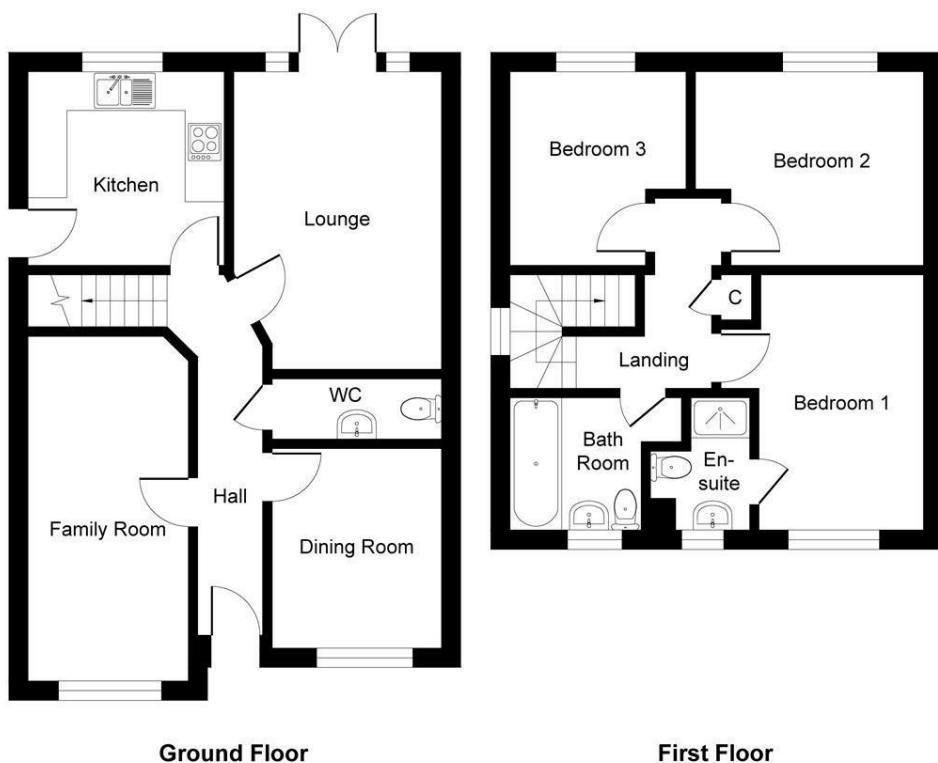


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## Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

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

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