

STEIN GROVE, STAINSBY HALL FARM, BROOKFIELD, MIDDLESBROUGH, TS5 8DJ



- ▲ Property to Be Sold at 80% of Market Value on Affordable Housing Scheme via Middlesbrough Council
- ▲ Available to First Time Buyers Only
- ▲ Maximum Household Earnings No More Than £60,000
- ▲ Three Bedroom 'Rowan' Design Storey Home
- ▲ Ideal Leap Pad on To the Property Ladder!
- ▲ Upgraded Rear Garden with Artificial Lawn, Decking & Patio Area

- ▲ Modernised & Upgraded by The Current Owners
- ▲ Two Parking Spots
- ▲ Upgraded Decor Internally
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Composite Front Door
- ▲ Several Years Remaining on The NHBC Warranty

Offers Over £160,000

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Opportunities this good for first time buyers rarely come to the market! This three bedroom Storey Homes property is only available for first time buyers who earn no more than £60,000 per year as a household. Property to be sold at 80% of market value on affordable housing scheme with Middlesbrough Council.

The property has been fantastically modernised and upgraded by the current owners, and it really has a good feel about it!

Notable features include two parking spaces, modern kitchen, three bedrooms, upgraded rear garden with artificial lawn, decking and patio area, stylish bathroom, cul-de-sac location, UPVC double glazed windows, several years remaining on the NHBC warranty, gas central heating with a combi boiler, composite front door and upgraded decor internally.

The property comprises lounge, kitchen/diner and ground floor WC. On the first floor there are three bedrooms and a family bathroom. Externally there are two parking spaces, a small open plan front garden laid to lawn and to the rear there is an upgraded garden with a lawn, patio and decked area.

GROUND FLOOR

LOUNGE - 5m x 4.8m (16'5" x 15'9")

With green composite entrance door, staircase to the first floor, storage cupboard and radiator.

KITCHEN DINER - 4.8m (15'9") reducing to 3m (9'10") x 3.8m (12'6")

With grey high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, dishwasher and washing machine, vertical radiator and French doors open to the rear garden.

WC - 1.6m x 1.7m (5'3" x 5'7")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, green splashback tiles, radiator and space for dryer.

TO VIEW: Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE - 4.1m x 2.6m (13'5" x 8'6")

With radiator.

BEDROOM TWO - 4.1m x 2.6m (13'5" x 8'6")

With radiator.

BEDROOM THREE - 2.7m x 2.1m (8'10" x 6'11")

With radiator.

BATHROOM - 2.10m x 1.8m (6'11" x 5'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, tiled walls, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for two cars and to the rear there is a fence enclosed garden with artificial lawn, decking, patio and gated access to the front.

AGENTS REF: - TM/LS/MID250120/16092025

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

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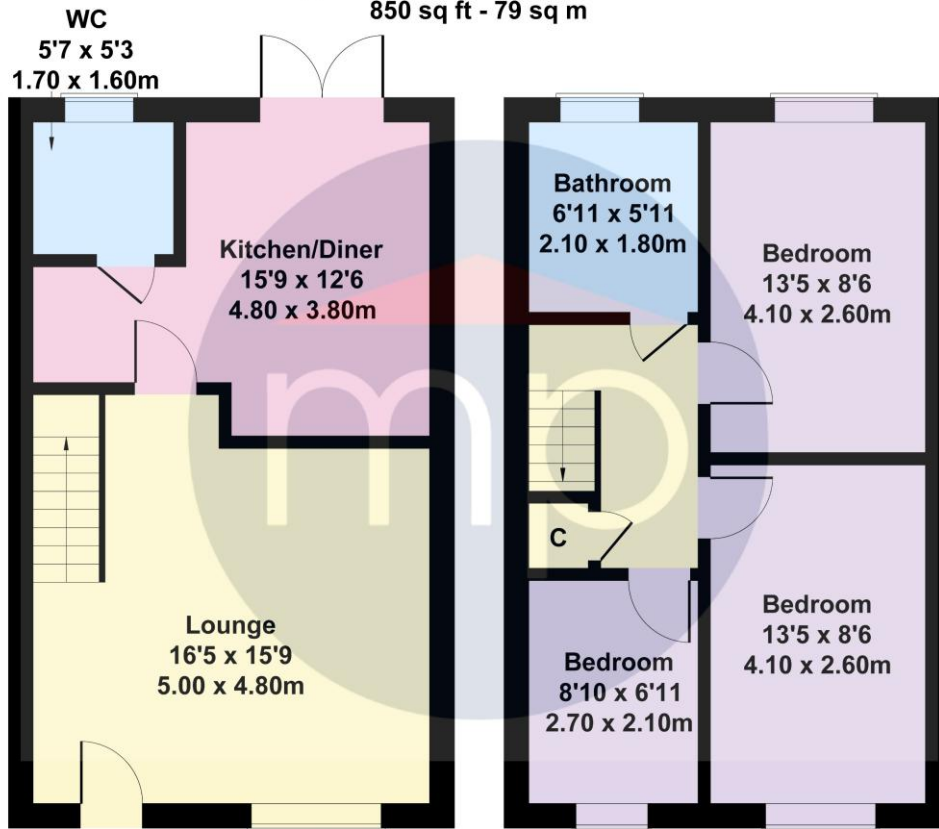


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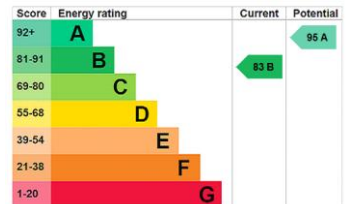
79 Stein Grove

Approximate Gross Internal Area
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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