

**FARMSTEAD STREET, STAINSBY HALL FARM, BROOKFIELD,
MIDDLESBROUGH, TS5 8FL**



- ▲ Genuine 'Show Home' Standard Interior & Very Easy to Move Straight Into
- ▲ Few Years Still Remain on the NHBC Builders Warranty
- ▲ Garage Converted into Large Modern Lounge
- ▲ Composite Front Door & UPVC Double Glazing
- ▲ Ground Floor WC
- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Off Street Parking on A Block Paved Driveway
- ▲ Private Rear Garden

£259,950

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Modern homes like this are great for giving you the space you need in a detached three bedroom home.

Notable features include gas central heating with a combi boiler, few years remain on the NHBC guarantee, open plan kitchen/diner, off street parking, garage converted into a lounge, two roomy double bedrooms with fitted wardrobes, master with en-suite, a comfortable single bedroom, and lawn and patio in the private rear garden.

The property comprises entrance hall, lounge, dining room, WC, and kitchen/diner. On the first floor there are three bedrooms, the master having an en-suite and a family bathroom.

Externally there is off street parking to the front on a block paved driveway and to the rear there is an enclosed garden with patio and lawn.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door, staircase to the first floor and LVT flooring.

WC - With close coupled WC, pedestal wash hand basin with mixer tap, extractor fan and LVT flooring.

LOUNGE - With storage cupboard and LVT flooring.

DINING ROOM - With LVT flooring.

KITCHEN DINER - With cream wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring gas hob with splashback and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, integrated fridge freezer, washing machine and dishwasher, UPVC patio door to the rear garden and LVT flooring.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - Fitted wardrobes with sliding doors.

EN-SUITE - With close coupled WC, wall mounted wash hand basin with mixer tap, shower cubicle with mixer shower and extractor fan.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM TWO - Fitted wardrobes with sliding doors.

BEDROOM THREE

BATHROOM - With close coupled WC, wall mounted wash hand basin, bath and extractor fan.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for a single car on a block paved driveway and to the rear there is an enclosed garden with lawn and patio.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260262/21082026

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

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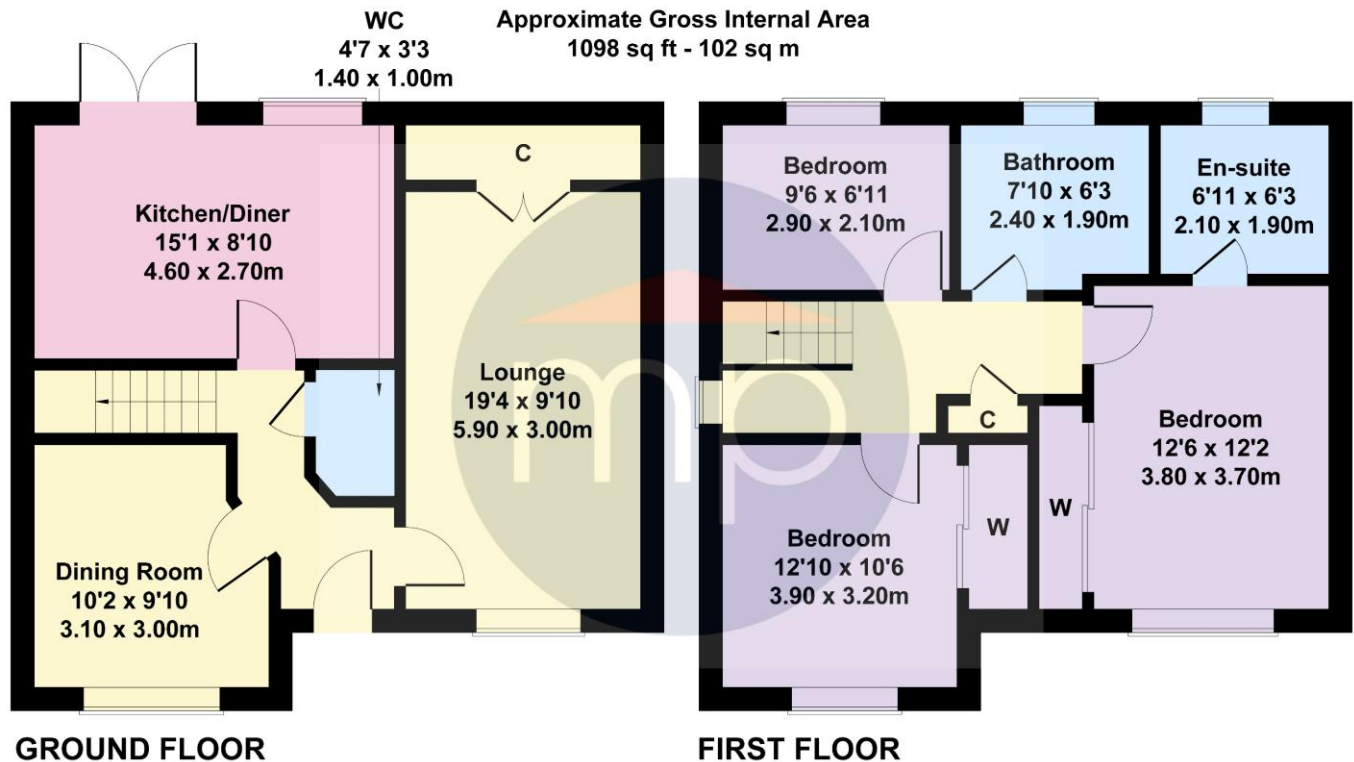


FARMSTEAD STREET, TS5 8FL



4 Farmstead Street

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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