

HOLLY LANE, STANTON, MIDDLESBROUGH, TS8 9AQ



- ▲ A Stunning Five Bedroom Detached Bungalow
- ▲ Offering Well Planned & Spacious Accommodation Throughout
- ▲ Fabulous Plot with Large Wraparound Gardens
- ▲ 2,713 Sq. Ft of Accommodation Including the Garage
- ▲ Generous Driveway to Double Garage
- ▲ Beautiful Large Open Plan Kitchen/Family/Dining Area with a Modern Range of Units, A Large Skylight Floods the Room with Natural Light & Bi-Folding Doors Open to a Side Veranda

- ▲ Stunning Reception Room with Large Vaulted Ceiling & Wood Burning Stove
- ▲ Three Ground Floor Bedrooms, Master Suite with Walk-In Wardrobe & En-Suite Shower Room
- ▲ Separate Study
- ▲ Modern Family Bathroom
- ▲ Two Further Bedrooms to the First Floor with Shower Room
- ▲ Spacious Private Rear Garden
- ▲ Conveniently Located Offering Easy Access to the A174, A19 & A66
- ▲ No Forward Chain

£595,000

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Tucked away on a semi-private road in the heart of Stainton, 1 Holly Lane is a beautifully presented five-bedroom dormer bungalow that pairs standout space with everyday versatility, all set on a substantial wrap-around plot. Offered chain free, it delivers the kind of flexible layout that can adapt as life changes, with stylish interiors and generous outdoor privacy that make it easy to settle in and start enjoying the home from day one.

Step into a welcoming entrance hall and you immediately feel how bright and well-composed the living spaces are. The main reception room is designed for real living, featuring a multi-fuel burning stove, a large window that draws in natural light, and a vaulted ceiling that gives the room a sense of openness without losing its cosy appeal. At the centre of the home sits an open plan kitchen, dining, and snug space surrounded by windows, complete with integrated appliances and a breakfast bar, plus ample room for dining and a relaxed snug area for winding down. Bi-folding doors extend the living space straight out to the wrap-around garden, creating an easy indoor outdoor flow that works just as well for quiet mornings as it does for hosting.

The ground floor continues to impress with a separate utility room, a well-proportioned office, and three double bedrooms, including a principal suite with contemporary en-suite facilities and a walk-in wardrobe for everyday convenience. A modern family bathroom supports the main level, while upstairs you will find two further generously sized bedrooms and a modern shower room, giving the home a balanced layout with practical amenities on both floors.

Outside is where the setting really comes into its own. The wrap-around garden offers beautifully maintained lawned areas, mature borders, and a generous patio ready for al fresco dining, summer barbecues, or simply enjoying the peace and privacy of the plot, with the benefit of finding sun at different points throughout the day. To the front, a large private driveway provides off-street parking for multiple vehicles, complemented by a substantial double garage that adds secure storage and everyday practicality.

TO VIEW: Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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Positioned on the south-western fringe of Middlesbrough, Stainton offers a calm village atmosphere while keeping you within easy reach of major transport links, local amenities, and nearby areas including Coulby Newham, Marton, and Yarm. If you are looking for space to spread out, a layout that can flex around work from home and multi-generational needs, and a garden that feels like a true extension of the home, 1 Holly Lane is a compelling opportunity. Arrange your private viewing and experience how effortlessly this home blends space, privacy, and modern day functionality.

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.

Council Tax Band: G **Tenure:** Freehold

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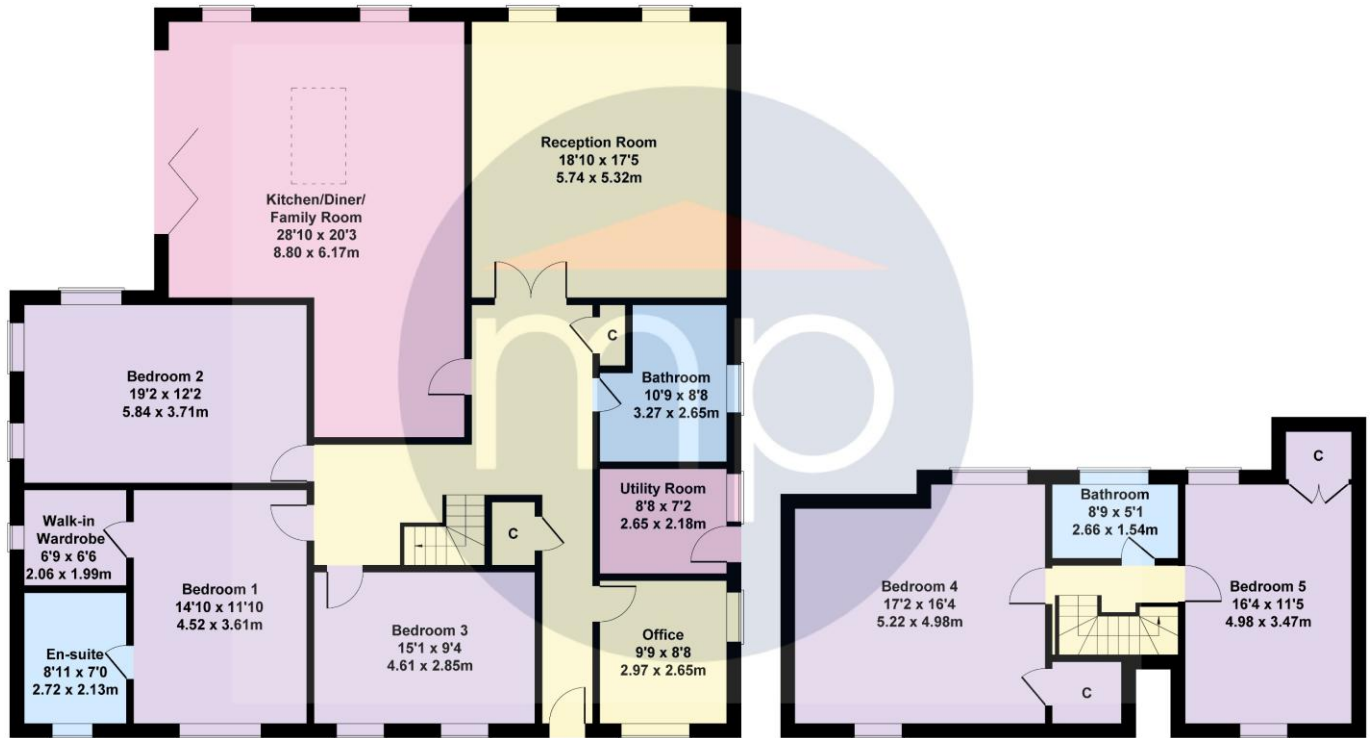


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Holly lane

Approximate Gross Internal Area
2713 sq ft - 252 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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