

## GREENACRES, STAINTON, MIDDLESBROUGH, TS8 9BN



- ▲ No Chain
- ▲ A Mature Four Bedroom Semi Detached House Offering Approximately 2,013 Sq. Ft
- ▲ Owned by the Same Family for 40 Years
- ▲ Quiet Cul-De-Sac Setting Within the Village of Stainton
- ▲ Spacious Entrance Hall, 31ft Open Plan Lounge Diner & 20ft Plus Kitchen Breakfast Room
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Spacious Bathroom
- ▲ In Need of Some TLC
- ▲ Private Mature Rear Garden & Driveway to Single Garage
- ▲ Easy Access to the A174, A19 and A66

**Offers Over £250,000**

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**\*\* No Chain \*\***

A much-loved family home for 40 years, this mid-century 4-bedroom semi-detached is just waiting to be adopted by your family. Located in a quiet cul-de-sac in sought-after Stainton Village, a country pub, woodland walks, a gym and pool, and a thriving community hall are on your doorstep.

Walking down the spacious drive, past the car port, garage, and pretty front garden, you enter the sun-drenched porch. The impressive hallway leads to an open-plan kitchen-diner with peninsula and downstairs WC. Enjoy the views over the generous garden with mature trees—including two apple trees and a plum tree—ready for green fingers or great adventures. The 30-foot living room has space for a formal dining table or a snug at the back, where patio doors lead to a raised space for alfresco drinks.

Moving upstairs, on your left is a large bedroom or games room with double aspect. Off the landing, there's a roomy bathroom, a double bedroom with fitted wardrobes, a second double bedroom, and a smaller bedroom.

The house is in need of some TLC to unlock its full potential as your forever home.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

### **ENTRANCE HALL**

With staircase to the first floor.

### **LOUNGE DINER - 9.45m x 4.1m (max) (31' x 13'5" (max))**

Attractive fire surround with inset fire.

### **KITCHEN BREAKFAST ROOM - 6.65m x 4.24m (max) (21'10" x 13'11" (max))**

With a range of fitted wall and floor units, complementing work surfaces, breakfast bar, space for oven and fridge freezer, plumbing for washing machine, tiled floor and side access to lean to.

### **LEAN TO - 2.77m x 1.37m (9'1" x 4'6")**

With access to the WC and external door to the garden.

### **WC - 1.35m x 1m (4'5" x 3'3")**

With low level WC.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **BEDROOM ONE - 5m x 4.1m (16'5" x 13'5")**

With a range of fitted wardrobes.

### **BEDROOM TWO - 5.13m x 3.02m (16'10" x 9'11")**

With dual aspect windows.

### **BEDROOM THREE - 4.55m x 4.1m (14'11" x 13'5")**

### **BEDROOM FOUR - 3.6m x 2.41m (11'10" x 7'11")**

### **BATHROOM - 3.78m x 2.4m (12'5" x 7'10")**

White suite comprising bath, low level WC, wash hand basin, and tiled walls and floor.

## EXTERNALLY

### **GARAGE - 5.23m x 3.05m (17'2" x 10')**

Externally there is driveway leading to the garage.

### **GARDENS**

Mature front garden and to the rear there is a fabulous private, spacious and mature garden with lawn, an array of hedge and tree borders and summerhouse/shed.

**AGENTS REF:** - DP/LS/NUN260341/18052026

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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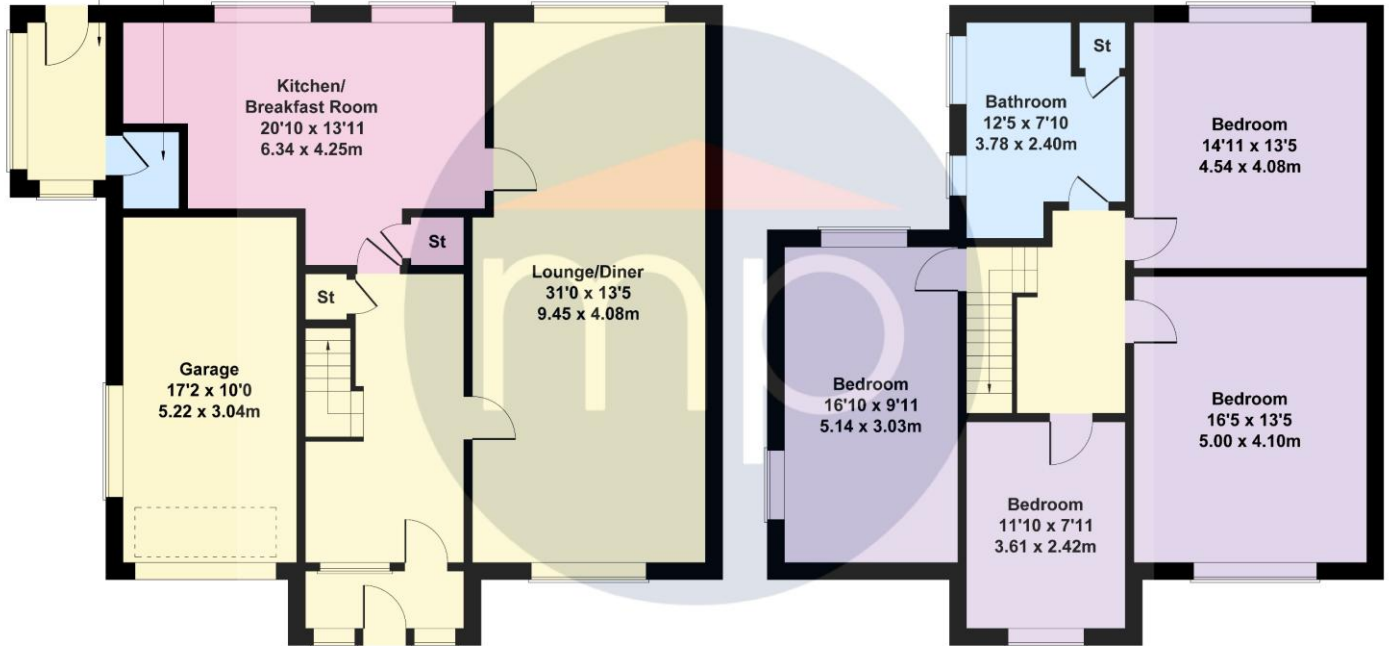
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### Greenacres

Approximate Gross Internal Area  
2013 sq ft - 187 sq m  
(Excluding Lean Too)

Lean Too 9'1 x 4'6  
2.76 x 1.38m  
WC 4'5 x 3'3  
1.34 x 0.98m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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