

CLARKE | MUNRO

ESTATE AGENTS

3 Glebe Gardens, Stainton, Middlesbrough, TS8 9TD



Price: £330,000



01642 245 796
visit clarkemunro.com for details

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Key Features:

- NO ONWARD CHAIN
- 4 BEDROOMS
- KITCHEN WITH A RANGE OF MODERN UNITS
- BATHROOM AND ENSUITE
- UTILITY ROOM AND CLOAKROOM
- SOUTH FACING PLOT



Property Description:

Clarke Munro would like to offer, with no onward chain, this four bedroom detached family property set within this small cul de sac of just 8 properties. Situated within the delightful village of Stainton which is on the periphery of Middlesbrough yet with the countryside on your doorstep, the village is a perfect place to live. The property benefits from an en-suite to the master bedroom, UPVC double glazing and south facing rear gardens. The light and airy living accommodation briefly comprises; reception hall, lounge, dining room, kitchen breakfast room, utility room and cloakroom/WC. To the first floor there are four bedrooms, the master bedroom with en-suite and family bathroom. Externally there are front lawn gardens and a block paved double width driveway providing ample parking up to an integral garage. At the rear are much sought after south facing gardens with a paved patio terrace for enjoying outside entertaining and a sloped lawn which leads to a lower tier lawn. This is an opportunity to buy a much sought after home situated in a desirable location and we highly recommend an early inspection to avoid disappointment.



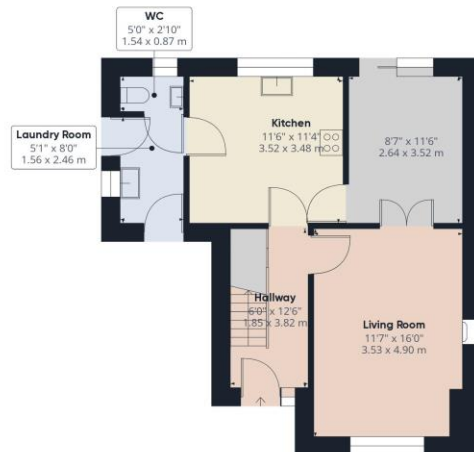
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



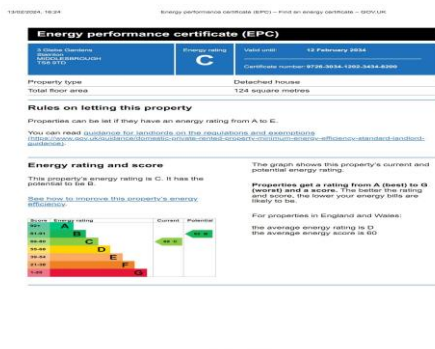
Floor 1

Approximate total area[†]
1192.9 ft²
110.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
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- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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Entrance Hall

Double glazed entrance door with double glazed side panel, radiator, staircase to first floor, understairs cupboard.

Lounge

Fire surround with granite hearth & gas fire, double glazed window to front, radiator, opening into dining room.

Dining Room

Double glazed sliding patio doors, radiator.

Kitchen

With range of modern units, laminate work surfaces, stainless steel sink unit & drainer, integral microwave & oven, electric hob, integral dishwasher, black glass splashback & stainless steel extractor hood, space for fridge freezer, chrome heated towel rail, double glazed window to rear.

Utility Room

Base units, sink & work surfaces, double glazed door to side, double glazed window to rear.

Cloak room w/c

Close coupled w/c, wash hand basin in vanity unit, tiled walls, double glazed window to rear, towel rail, radiator.

First Floor

Master Bedroom

Double glazed window to front, radiator.

En Suite Shower Room

Shower enclosure with mixer shower, glass side screen, tiled walls, sink & toilet set into vanity unit, chrome heated towel rail, double glazed window to front, shaver point, extractor fan,

Bedroom 2

Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

Double glazed window to front, radiator, built in storage cupboards.

Bedroom 4

Double glazed window to rear, radiator, built in storage cupboard.

Bathroom w/c

White suite comprising; wash hand basin & w/c set into vanity unit, double glazed window, bath with shower over & glass side screen, chrome heated towel rail.

Externally

South facing rear garden mainly laid to lawn. To the front is a small lawned area & block paved driveway leads to single garage.

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