

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



- ▲ Genuine 'Show Home' Standard Interior & Very Easy to Move Straight Into
- ▲ Perfect For Growing Families & Young Couples Alike!
- ▲ 7.5kwh Car Charger
- ▲ Toda Home Smart Heating System with Two Zones
- ▲ Two of The Bedrooms Have Shower Room En-Suites

- ▲ Neat Rear Garden, Integrated Garage (To Be Used as Storage) & Ample Parking in Front
- ▲ Composite Front Door, UPVC Double Glazing & Security Alarm System
- ▲ Lounge & 33ft x 9ft Kitchen Diner with Bi-Folding Doors
- ▲ Useful Utility Room & Cloakroom/WC

£329,950

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With plenty of living space, this four bedroom detached home is the perfect family home to grow into.

With a genuine 'show home' standard interior, neat rear garden, ample parking in front, composite front door, UPVC double glazing and security alarm system, lounge, modern and stylish kitchen, bi-folding doors, Toda heating system with two zones, electric car charger, useful utility room and WC.

The current owners cleverly converted the back of the garage to make space for an even larger kitchen/diner/lounge than what was first built.

The property comprises entrance hall with a storage cupboard, lounge, large kitchen/diner/lounge, handy utility with access and ground floor WC. On the first floor there are four bedrooms, two of which have en-suites and a family bathroom. Externally there is a neat open plan lawned garden to the front with parking for two cars and to the rear there is a landscaped garden with lawn and patio.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door, staircase to the first floor and storage cupboard.

LOUNGE

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

KITCHEN/DINER/LOUNGE - With grey shaker design wall, drawer, and floor units, roll edge worktop, electric oven and grill, four ring induction hob with splashback and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, integrated fridge freezer, spotlights in the ceiling and bi-fold doors open to the rear garden.

UTILITY ROOM - With single grey shaker design floor unit, roll edge worktop, stainless steel sink with mixer tap, space for washing machine and dryer and composite door to the side aspect.

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FIRST FLOOR

LANDING - With storage cupboard and access to a part boarded loft space.

BEDROOM ONE - With two fitted wardrobes.

EN-SUITE SHOWER ROOM - With close coupled WC, vanity wash hand basin with mixer tap, large shower cubicle and extractor fan.

BEDROOM TWO - Fitted wardrobes with sliding doors.

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

BEDROOM THREE

BEDROOM FOUR - Fitted wardrobes with sliding doors.

BATHROOM - With close coupled WC, wall mounted wash hand basin with mixer tap, bath, part tiled walls, tiled floor and extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is off street parking for two cars on a block paved driveway and a neat lawned garden. To the rear there is a fence 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/MID260410/31072026

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



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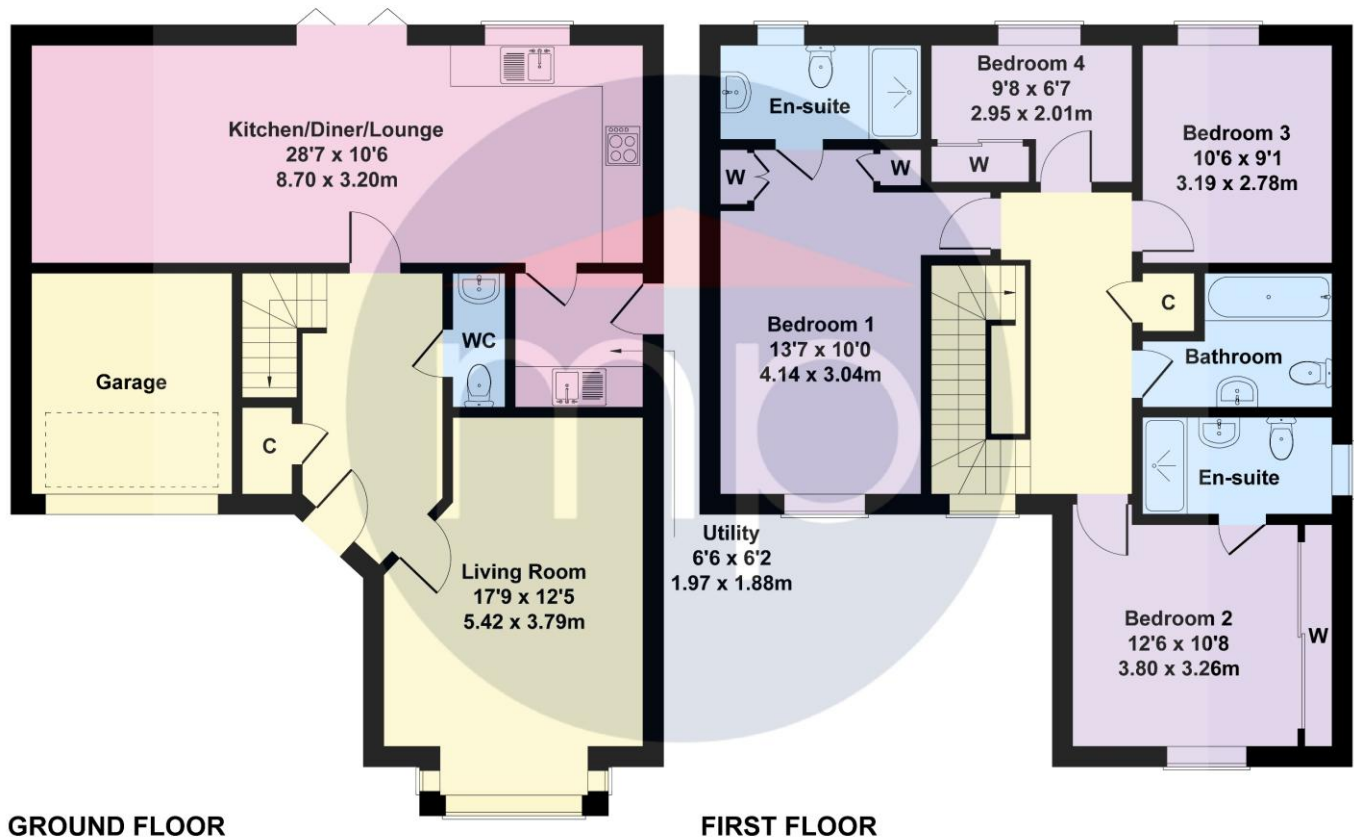


FARMSTEAD STREET, TS5 8FL



42 Farmstead Street

Approximate Gross Internal Area
1604 sq ft - 149 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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