

**Greenacres, Stainton, TS8 9BN**
**4 Bed - House - Detached**
**Offers Over £450,000**

**EPC Rating: D**
**Tenure: Freehold**
**Council Tax Band: F**

SMITH & FRIENDS
ESTATE AGENTS

# Greenacres
# Stainton Middlesbrough TS8 9BN





NO FORWARD CHAIN

SMITH & FRIENDS are delighted to offer for sale this beautifully presented and extended four bedroom detached family home located in the sought after village of Stainton and within easy reach to local amenities. The home has recently had new flooring fitted throughout the ground floor and the impressive property occupies a fantastic plot size of approximately 0.17 acres and viewings come highly recommended to fully appreciate. Internally the well presented living accommodation briefly comprises; a spacious entrance hallway with feature staircase to the first floor landing, downstairs cloakroom/WC, an extended open plan living / dining room, separate snug with doors opening to the garden and a stunning, fully equipped kitchen which also has access to the garden. To the first floor is a fantastic landing with access to four generous size bedrooms, two with modern en-suite shower rooms, a separate modern family bathroom fitted with a four piece suite and one bedroom which offers a balcony to the front elevation with pleasant views to the frontage. Externally to the front of the property is a well maintained garden and a block paved driveway for numerous vehicles leading to the double integral garage. To the rear is an impressive, extensive garden which is mainly laid to lawn with mature shrubs, trees and borders. There is also the benefit of two fantastic seating areas and a wendy house which will be included in the asking price.

Please note the property has had removal of defective infill to ground floors and created new solid floors.

















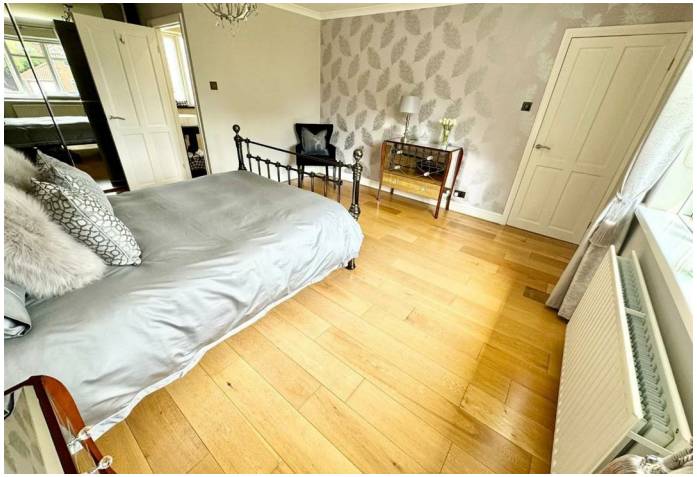











































**Approximate total area**(1)

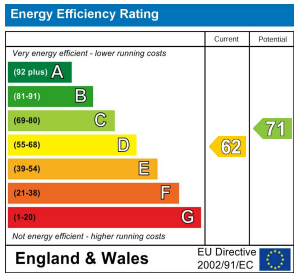
1901.37 ft²

176.64 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




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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