

12 High Rifts, Stainton

£175,000

Michael Poole
SALES · LETTINGS · AUCTIONS



12 High Rifts

Stainton, Middlesbrough

Offered for sale with no forward chain, a well-presented two bedroom semi-detached bungalow located in the sought after village of Stainton.

- A Well Presented Two Bedroom Semi Detached Bungalow
- Located in the Sought After Village of Stainton
- Block Paved Driveway & Single Detached Garage
- Fitted Kitchen
- Generous Size Lounge
- Two Ground Floor Bedrooms
- Fully Boarded Loft Room with Space Saver Staircase & WC
- No Forward Chain

12 High Rifts

Stainton, Middlesbrough

Offered for sale with no forward chain, a well-presented two bedroom semi-detached bungalow located in the sought after village of Stainton. Features include two ground floor bedrooms, loft room with WC, fitted kitchen and private rear garden.

Council Tax band: C

EPC Energy Efficiency Rating: D

GROUND FLOOR

Entrance Hall
With space saver staircase to the first floor.

Lounge 17' 9" x 11' 5" (5.41m x 3.48m)

Bedroom One 11' 11" x 10' 11" (3.63m x 3.33m)
With built-in wardrobe.

Bedroom Two 10' 10" x 8' 11" (3.30m x 2.72m)

Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)
White suite comprising bath with shower over and screen, low level WC, wash hand basin and part tiled walls.

Kitchen 12' 10" x 9' 5" (3.91m x 2.87m)
With a range of fitted wall and floor units, complementing work surfaces, electric oven and electric hob, space for fridge and freezer and rear external door.

Loft Room 20' 4" x 12' 8" (6.20m x 3.86m)
With Velux window.

WC 6' 4" x 4' 6" (1.93m x 1.37m)
With Velux window, low level WC and wash hand basin.



EXTERNALLY

Parking, Garage & Garden
Externally there is a block paved driveway to the front and side elevations with planted borders and leading to the single detached garage. To the rear there is a lovely private garden with timber sheds, lawn, well stocked borders 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:
DP/LS/NUN260472/21082026

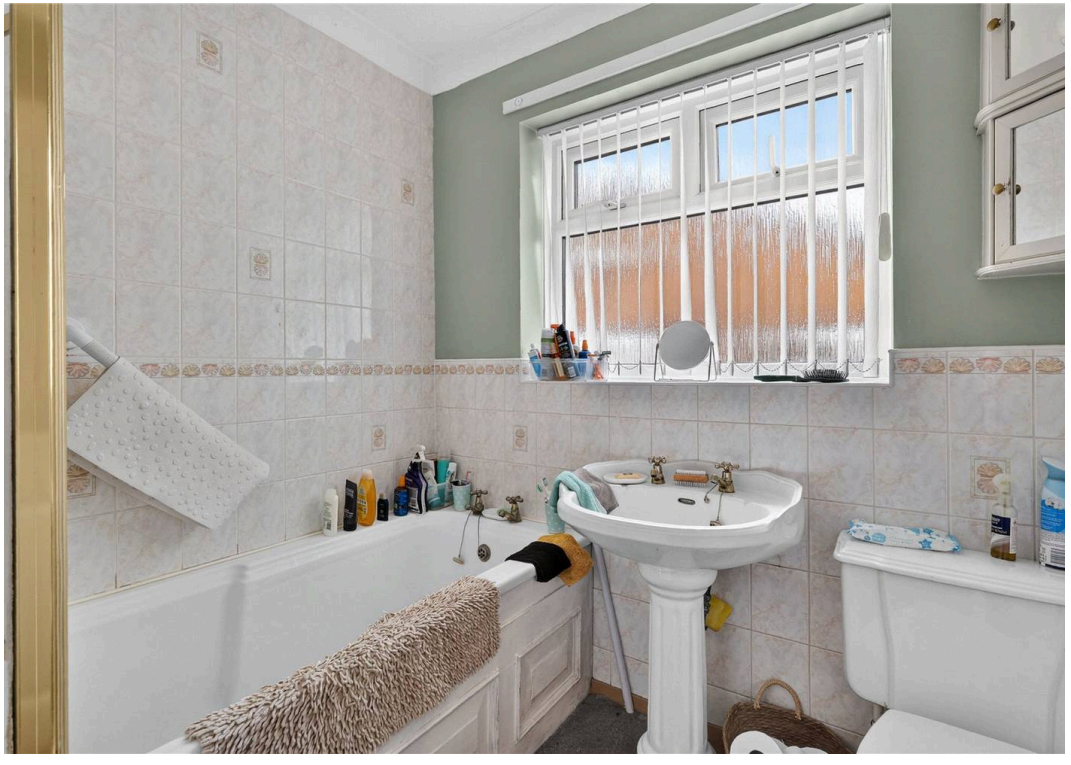








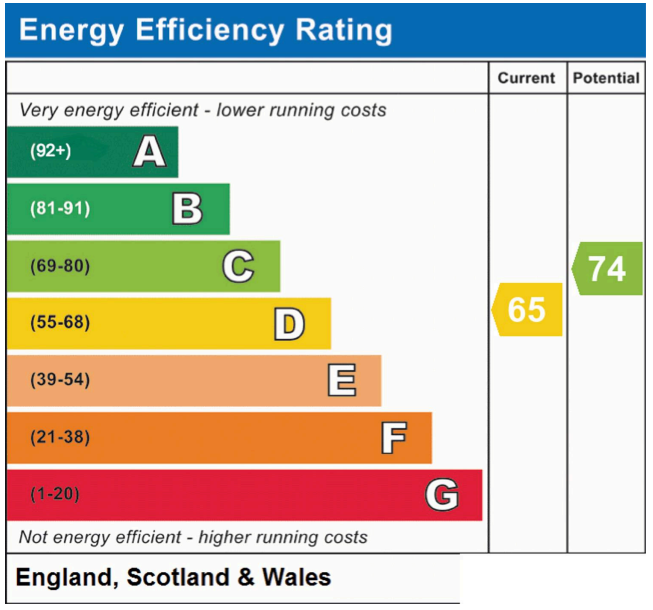






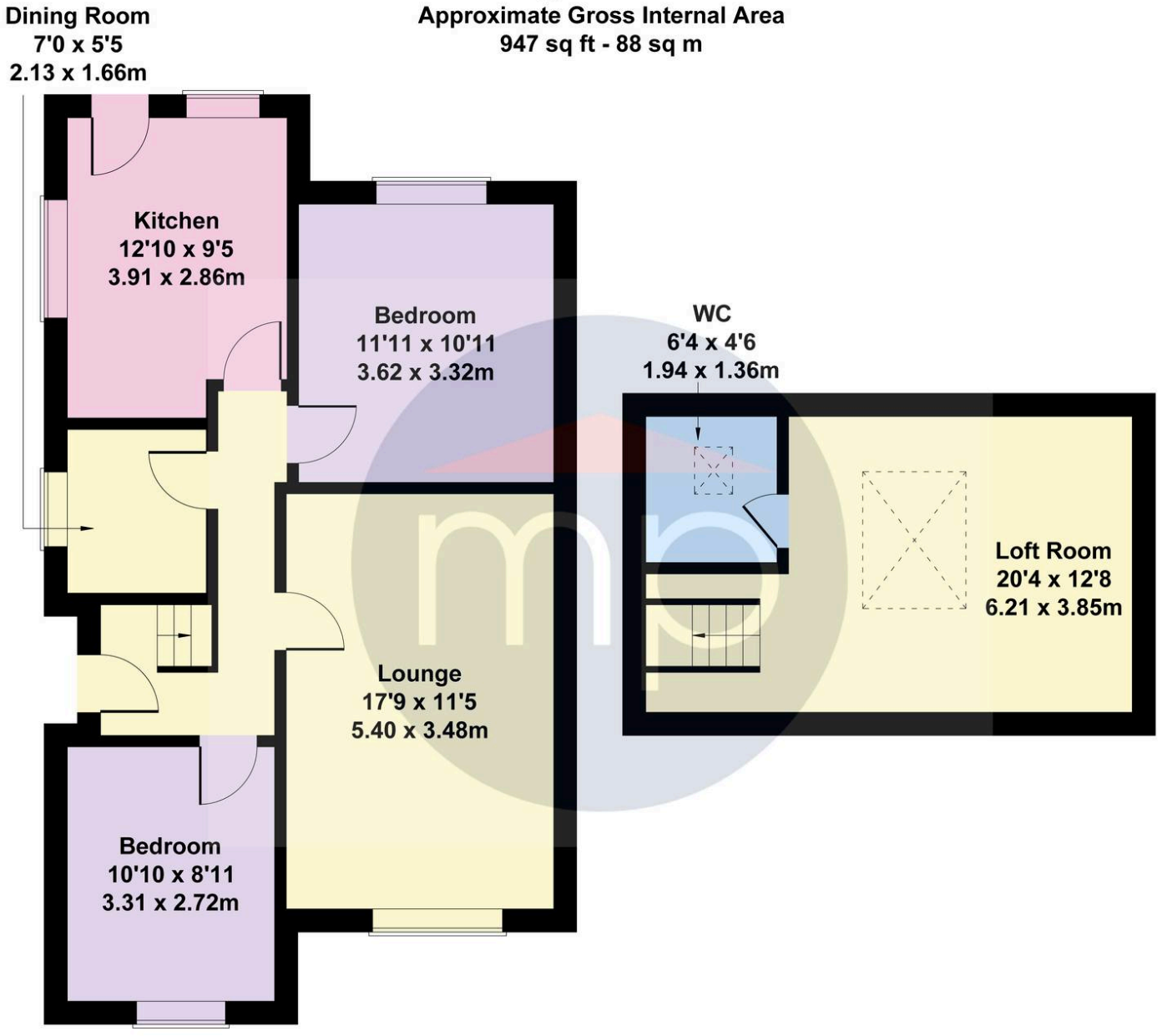

PERRS' SOAP
3FT
BLAU




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
74
England, Scotland & Wales

High Rifts

Approximate Gross Internal Area
947 sq ft - 88 sq m



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

Michael Poole
SALES · LETTINGS · AUCTIONS



Michael Poole

Michael Poole Estate Agents, 95 Guisborough Road - TS7 0JS

01642955625

nunthorpe@michaelpoole.co.uk

michaelpoole.co.uk/