







Nestled in the sought-after location of Sunflower Lane, Stainton, Middlesbrough, this modern semi-detached house, built by Taylor Wimpey, presents an excellent opportunity for first-time buyers. The property boasts well-presented living accommodation that is both inviting and functional.
Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, The modern fitted kitchen/dining room is a highlight of the home, offering a stylish space for family needs and with access to the rear garden. Additionally, a convenient downstairs WC enhances the practicality of the layout. The first floor comprises three first bedrooms, with the master bedroom benefiting from its own en-suite shower room and a modern family bathroom. Externally, the property features off-road parking for two cars to the front, a valuable asset in today's market. To the rear is an enclosed garden, which is mainly laid to lawn.

This property is not only well-located but also thoughtfully designed, making it an ideal choice for those looking to step onto the property ladder. With its modern amenities and appealing features, this home is sure to attract interest. Don't miss the chance to make it yours.

Sunflower Lane, Stainton, Middlesbrough, TS8 9FS
3 Bed - House - Semi-Detached
£199,995
EPC Rating: B
Council Tax Band: C
Tenure: Freehold

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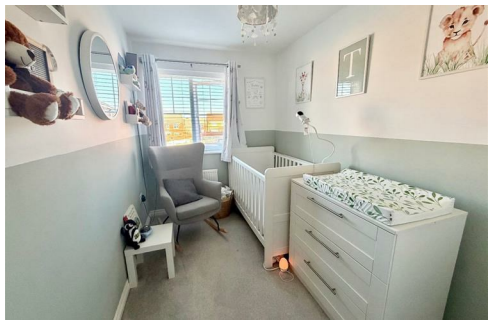
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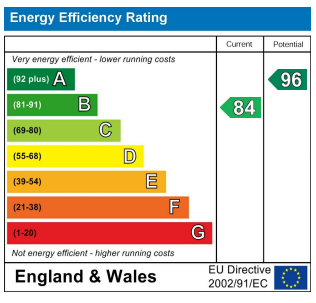












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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