



2b High Rifts, Stainton Middlesbrough TS8 9BE

welcome to

2b High Rifts, Stainton Middlesbrough

Located in a popular TS8 neighbourhood, this impressive bungalow offers spacious and flexible accommodation throughout.

Entrance Porch

Enter through wooden door into porch, radiator.

Hallway

Enter through wooden door from porch into hallway, storage cupboard, radiator.

Lounge

20' 10" x 16' 8" (6.35m x 5.08m)
Two UPVC double glazed windows, two radiators, electric fireplace with mantle, coving.

Dining Room

12' 8" x 11' 9" (3.86m x 3.58m)
Bi fold doors leading to conservatory, radiator, coving.

Kitchen

11' 8" x 11' 8" (3.56m x 3.56m)
Fully fitted modern kitchen, integral double oven, five ring gas hob, extractor fan, integral wine cooler, recess for fridge/freezer, radiator, spotlights to ceiling, coving, sink with mixer tap.

Utility Room

10' 6" x 6' 10" (3.20m x 2.08m)
Recess for washer/dryer, sink, UPVC double glazed windows and doors to side leading to garden.

Bedroom 1

12' 8" x 11' 9" (3.86m x 3.58m)
UPVC double glazed windows to front, radiator, coving.

En Suite

Walk in shower, vanity style wash hand basin, toilet, UPVC double glazed frosted windows, towel style radiator.

Bedroom 2

11' 10" x 11' 9" (3.61m x 3.58m)
Fitted wardrobe unit around bed, coving, radiator, UPVC double glazed window.

En Suite

UPVC double glazed frosted windows, toilet, pedestal style wash hand basin, walk in shower, towel style radiator.

Bedroom 3

8' 10" excl recess x 8' 10" (2.69m excl recess x 2.69m)
UPVC double glazed window to front, radiator, coving.

Family Bathroom

Bath, vanity style wash hand basin, toilet, radiator, UPVC double glazed frosted windows, storage cupboard housing boiler, coving.

Conservatory

12' 4" x 23' 1" (3.76m x 7.04m)
Of UPVC construction, radiator, UPVC double glazed doors into rear garden.

Externally Rear Garden

Wrap around garden, patio seating area, flower beds, pond, laid to lawn.

Front Garden

Double garage, large driveway, laid to lawn.





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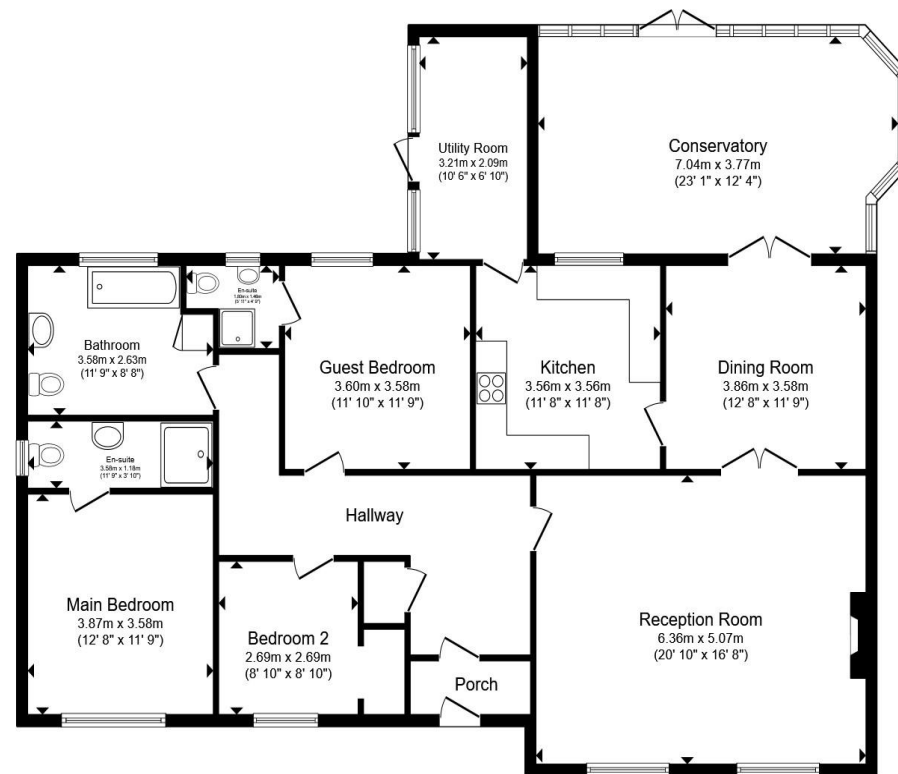
2b High Rifts, Stainton Middlesbrough

- IMPRESSIVE BUNGALOW
- MODERN KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- BEAUTIFUL WRAP AROUND GARDEN
- LARGE DRIVEWAY LEADING TO DOUBLE GARAGE WITH ELECTRIC DOOR

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£495,000



Total floor area 166.0 m² (1,787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
MAR112248 - 0005

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