

## CEDARWOOD GLADE, STANTON, MIDDLESBROUGH, TS8 9DJ



- ▲ One Bedroom House
- ▲ Ideal for First Time Buyer or Investor
- ▲ Popular Village Location
- ▲ Smart Fitted Kitchen with Integrated Appliances & Granite Work Surfaces
- ▲ White Bathroom Suite with Amtico Flooring
- ▲ Allocated Parking Space
- ▲ Book Your Viewing: Call us 9am – 8pm Monday to Friday, 9:30am – 5pm Saturday or Sunday 10am – 4pm

**£87,000**

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Michael Poole Estate Agents welcome to the market this well-presented one bedroom property located within the sought after area of Stainton. Internally the accommodation briefly comprises an entrance, lounge, smart fitted kitchen with integrated appliances and granite work surfaces, one first floor bedroom and a smart bathroom with Amtico flooring. Externally there is a lawned front garden with planted borders and there is allocated parking.

#### **GROUND FLOOR**

**ENTRANCE** - With UPVC double glazed entrance door.

**LOUNGE** - 4.17m (13'8") reducing to 2.18m (7'2") x 4.95m (16'3") reducing to 2.57m (8'5")

With front and side aspect UPVC double glazed windows, central heating radiator and coved ceiling.

**KITCHEN** - 2.2m x 2.1m (7'3" x 6'11")

Featuring an excellent range of cream fitted wall and floor units with black granite fitted work surfaces, inset sink with chrome Triflow mixer tap and water filter, four ring ceramic hob and stainless steel electric oven with concealed extractor hood, integrated slimline dishwasher, plumbing for automatic washing machine, plinth heater and Amtico flooring.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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#### **FIRST FLOOR**

**BEDROOM ONE** - 2.5m x 4m (8'2" x 13'1")

Front and side aspect UPVC double glazed windows, central heating radiator, built-in wardrobe, airing cupboard and loft access.

**BATHROOM** - White suite comprising panelled bath with chrome shower mixer taps, low level WC, wash hand basin, Amtico flooring, UPVC double glazed window and wall mounted heated towel rail.

#### **EXTERNALLY**

**GARDEN & PARKING** - Externally there is a front garden laid to lawn with shrub border, outside brick store and allocated parking space.

**AGENTS REF:** - DP/LS/COU180331/19042021

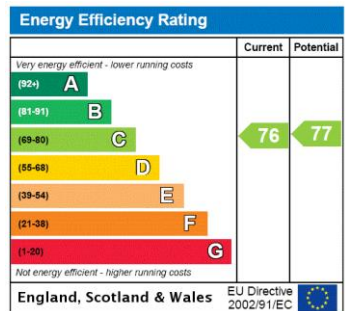
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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