

Birchwood Grove, High Farm, Middlesbrough TS6 0GE



Guide Price £189,995

**** MODERN 4 BED DETACHED HOUSE ** CUL-DE-SAC LOCATION ** NO CHAIN **** Two reception rooms | Breakfast kitchen | Downstairs cloakroom | Four double bedrooms | Master bedroom with en-suite | Enclosed rear garden | Integral garage | Private driveway | Open views to front | Well located for access to town centre and major road networks

The property is a modern 4 bed detached family home on the High Farm, Taylor Wimpey estate in Normanby. The house provides good family accommodation on two levels and comprises of an entrance hall, spacious lounge, dining room, breakfast kitchen, and downstairs cloakroom on the ground floor. Stairs from the entrance hall lead up to the first floor landing opening onto a master bedroom with en-suite, three further double bedrooms and a family bathroom. There is also an integral garage with power and light.

Outside there is an enclosed rear garden which has a spacious lawn and a paved patio area. To the front of the house is a private driveway and parking area offering ample parking for a number of vehicles. There are open views beyond.

The property benefits from gas central heating, uPVC double glazing, and an alarm system. In addition, there is 4 years left on the property's new homes warranty.

The Accommodation

Entrance Hall

Composite half glazed front door leads into entrance hall. Ornate cover housing radiator. Tiled floor. Door opens into under stairs cupboard. Separate recess under the stairs providing additional storage. Burglar alarm control panel. Smoke alarm. Stairs leading up to first floor accommodation. Separate doors open into breakfast kitchen, lounge, and downstairs cloakroom.



Breakfast Kitchen

5.05m (16'7) (max) x 2.68m (8'10) (max)

Fitted in a range of base and wall units with work surfaces. Built-in electric oven. Four ring gas hob with stainless steel extractor hood over. One and a half bowl stainless steel sink unit with mixer tap. Recess with plumbing for automatic washing machine. Cupboard housing gas fired wall mounted boiler. Radiator. Tiled floor. Recessed ceiling lights. uPVC double glazed window to front elevation.



Lounge

4.35m (14'3) x 3.63m (11'11)

uPVC double glazed patio doors with side windows open onto rear garden. Radiator. TV point. Door opens into,



Dining Room

3.63m (11'11) x 3.01m (9'11)

uPVC double glazed window overlooking rear garden. Radiator. Tiled floor. Door opens into kitchen.



Downstairs Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Tiled flooring. Extractor fan.



First Floor Landing

Stairs from the entrance hall lead up to first floor landing. Radiator. Smoke alarm. Access to insulated roof space. Door opens into built-in airing cupboard with shelving and housing water cylinder. Separate doors open into four double bedrooms (one of which as an en-suite) and a family bathroom.

Master Bedroom

4.05m (13'3) (max) x 3.64m (11'11) (max)

uPVC double glazed window to rear elevation. Radiator. TV and telephone points. Door opens into,



En-Suite

2.33m (7'8) x 1.22m (4'0)

Walk-in shower cubicle with folding door and housing shower. Pedestal wash hand basin. Low level WC. Radiator. Recessed ceiling lights. Vinyl tile effect flooring. Extractor fan. uPVC double glazed window to rear elevation.



Bedroom Two

4.65m (15'3) (max) x 3.92m (12'10) (max)

Two uPVC double glazed windows to front elevation. Radiator. TV point.



Bedroom Three

3.64m (11'11) (max) x 3.32m (10'11) (max)

uPVC double glazed window to rear elevation. Radiator. TV point.



Bedroom Four

3.91m (12'10) x 2.71m (8'11)

uPVC double glazed window to front elevation. Radiator.



Family Bathroom

2.13m (7') x 1.95m (6'5)

Modern white three piece bathroom suite comprising of panelled bath with shower over; pedestal wash hand basin; and WC. Radiator. Recessed ceiling lights. Partly tiled walls. Tiled floor. Extractor fan.



Integral Garage

5.03m (16'6) x 2.5m (8'2)

Up and over door. Power and light.

Outside

To the front of the property is a good sized driveway and area offering ample parking. There is a canopy over the front door and an outside light. In addition, there are open views from the front of the property. A wooden gate to one side of property provides paved access down the side of the house and leads to the rear garden. The enclosed rear garden is a good size with a spacious lawn and paved patio area, which is ideal for outside entertaining. There is an outside light. The boundaries are fenced to both sides and part fenced part walled to the end providing a good degree of privacy.



Owner's opinions...

My family and I have loved calling this our home and we have created lots of special memories here. The location of the house within the High Farm estate is lovely and quiet with no passing traffic. Both sets of neighbours are amazing families who we will miss dearly. As we moved from a village location into this house, we were in our element with the fact that you could walk to so many great shops within 5 minutes. We will miss living here but we are certain it will make another family very happy.



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