



## 3 Farmstead Street

, Middlesbrough, TS5 8FJ

Best Offers Over £269,950



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## HALLWAY

3'4" x 10'3" (1.02m x 3.12m)

Stepping through a sleek black composite door from the front garden, you're greeted by a sunlit hallway that welcomes you inside and leads on to both the main reception room and the staircase to the first floor.

## RECEPTION ROOM

10'2" x 16'10" (3.10m x 5.13m)

The first reception room sits at the front of the house, welcoming you with its generous proportions and bright, airy feel. Sunlight pours in through a large UPVC double glazed window, illuminating the space and highlighting the soft tones of the painted walls. There's more than enough room for a two-piece suite, plus extra furnishings—think a reading chair by the window or a sideboard along one wall—without ever feeling cramped. A radiator keeps the room cozy, and a wide doorway leads seamlessly into the kitchen and dining area, making the layout perfect for both relaxing and entertaining.

## KITCHEN/ DINER

16'10" x 10'11" (5.13m x 3.33m)

The kitchen and dining area stretch across the back of the house, catching plenty of natural light. Along one wall, you'll find sleek, white high-gloss cabinets—everything from overhead cupboards to deep drawers—offering plenty of storage and a modern feel. Built-in appliances are tucked in neatly, including an oven with a smooth hob above, a full-sized fridge freezer, and a dishwasher, so you have all the essentials without cluttering up the space.

The dark grey worktops make a bold contrast against the white cabinetry, giving the room a crisp, contemporary look. A large UPVC double-glazed window frames the view outside, bringing in daylight and making the space feel open and welcoming. There's more than enough room here for a generous dining table—perfect for big family meals or hosting friends—with elegant French doors that open out into the rear garden, making it easy to step outside or let in fresh air. From here, you also have direct access to the second reception room and the utility room, making the kitchen truly the heart of the home and connecting each part of the ground floor together.

## SECOND RECEPTION ROOM

9'4" x 12'2" (2.84m x 3.71m)

The garage has been transformed into a spacious second reception room, easily accommodating a generous corner sofa and several storage units. Warm wooden wall panels add character to the space, while soft carpeting underfoot gives the room a cozy, inviting feel. Fresh white walls reflect the light, making the area feel bright, open, and welcoming.

## UTILITY ROOM

6'4" x 5'8" (1.93m x 1.73m)

Step through the kitchen into a spacious utility room, thoughtfully designed with extra storage for all your household essentials. Here, you'll find dedicated spaces for both a washing machine and a dryer, keeping laundry tasks tucked away from the main living areas.

## GROUND FLOOR W.C

6'5" x 2'10" (1.96m x 0.86m)

The ground floor w.c features a contemporary two-piece suite, consisting of a sleek

hand basin and a low-level toilet. Above the basin, a crisp tile splashback adds a practical and stylish touch, while a radiator keeps the space warm and comfortable. The room is finished with modern flooring that complements the overall design, creating a clean and inviting atmosphere.

## LANDING

9'9" x 3'4" (2.97m x 1.02m)

The landing gains access to the three spacious bedrooms and family bathroom.

## BEDROOM ONE

9'11" x 11'0" (3.02m x 3.35m)

The main bedroom sits at the front of the property, drawing in natural light through a large UPVC double-glazed window that frames the view. There's ample space for a king size bed, flanked by bedside cabinets, while modern wall paneling adds a sleek, contemporary feel. Storage is no afterthought here—you'll find a generous built-in sliding wardrobe along one wall, and another seamlessly integrated sliding wardrobe just before the entrance to the En-Suite. Plush carpeting underfoot and a well-placed radiator complete the room, making it both comfortable and inviting.

## EN-SUITE

6'6" x 6'10" (1.98m x 2.08m)

The en-suite is impressively spacious, offering plenty of room to move around and unwind. It features a modern three-piece suite: a generous step-in shower equipped with a thermostatic shower unit and enclosed by a sleek glass screen, a stylish hand basin set into a contemporary vanity, and a discreet low-level W.C. Natural light softly filters in through a frosted UPVC double-glazed window, creating a bright yet private atmosphere. The space is kept cozy by a radiator, and the modern flooring ties everything together, giving the room a clean, fresh feel.

## BEDROOM TWO

10'2" x 9'2" (3.10m x 2.79m)

The second bedroom sits at the front of the house, catching the natural light that spills in through a large UPVC double-glazed window. There's plenty of room for a double bed, and thoughtful storage is built in—a sleek sliding wardrobe lines one wall, while an over-stair cupboard tucks away out-of-season clothes or extra bedding. Soft carpeting underfoot makes the space feel warm and inviting, and a modern radiator keeps things cozy year-round.

## BEDROOM THREE

7'10" x 10'11" (2.39m x 3.33m)

The third bedroom, while the most compact of the three, still offers enough space for a single bed and a select few larger storage pieces. Natural light streams in through the UPVC double glazed window, brightening the room and highlighting the warmth of the carpet underfoot. A radiator ensures the space stays cozy year-round, making it a comfortable retreat despite its modest size.

## FAMILY BATHROOM

8'8" x 5'6" (2.64m x 1.68m)

The family bathroom features a thoughtfully designed four-piece suite, offering both functionality and comfort. There's a spacious step-in shower cubicle fitted with a thermostatic shower, enclosed by sleek glass panels. A paneled bathtub provides a spot to unwind, while the hand basin and low-level w.c. complete the essentials. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness. The room is kept cozy by a modern radiator, and the contemporary flooring ties everything together with a clean, polished finish.

Tel: 01642 462153

## EXTERNAL

This home features convenient off-street parking and a private, low-maintenance rear garden. The garden includes a spacious patio—perfect for outdoor entertaining—as well as astro-turf for year-round greenery without the hassle of upkeep. Ideally located, the property is just a short drive from the vibrant amenities of Yarm and the shopping and leisure options in Coulby Newham.

## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.

2. Have your supporting documents ready.

3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.