



Primrose Way, Stainton, TS8 9FH  
3 Bed - House - Detached  
£200,000

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## Primrose Way Stainton, TS8 9FH

The property has been well kept and is in an immaculate condition throughout. Presented with neutral, modern colours throughout, and in brief the accommodation comprises: entrance hallway, dining room / second reception room, large cloak/WC, rear lounge and French patio doors which open into the rear garden, White high gloss kitchen with complimentary worktops, ia full range of integrated appliances. To the first floor, three bedrooms (master with en suite and fitted wardrobes) and a generous family bathroom,

Externally, The open plan front garden is laid to lawn with a double width driveway leads to the integral single garage. The enclosed rear garden is mainly laid to lawn with a paved patio seating area, and low-maintenance borders..





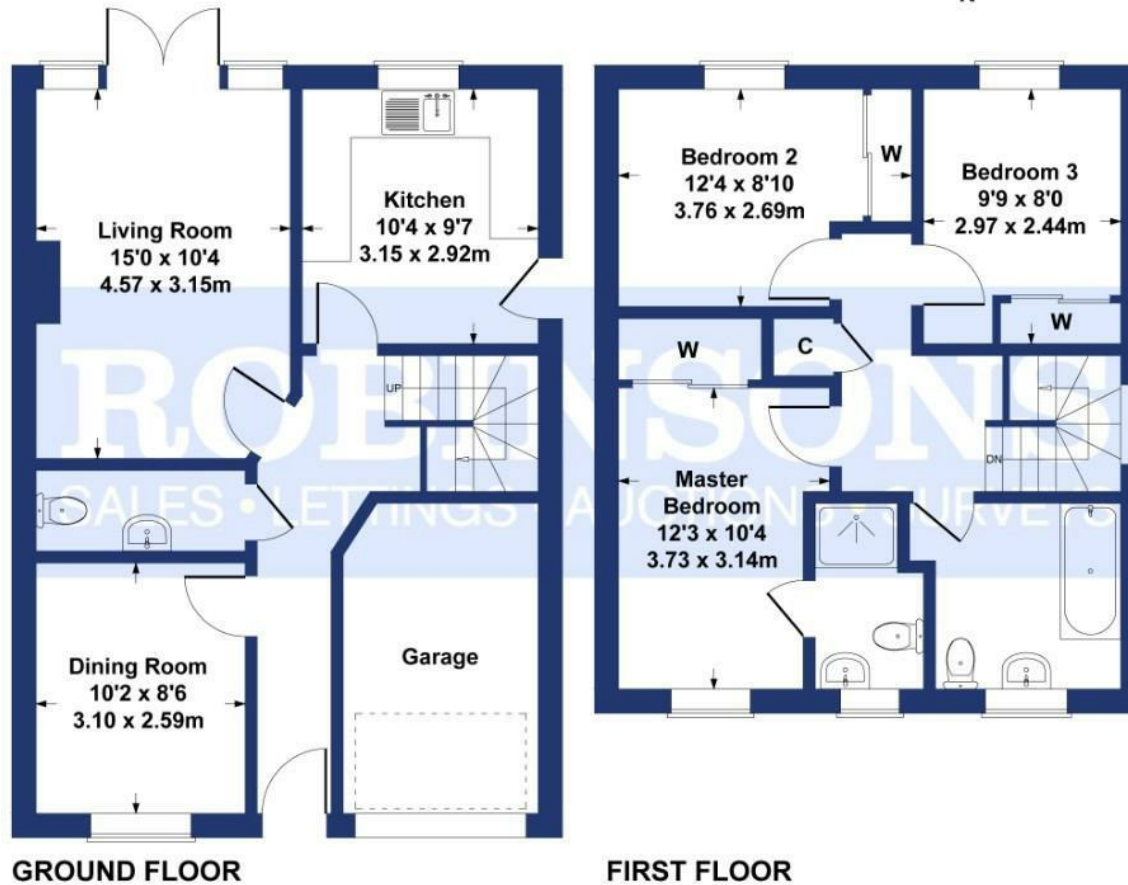






# Primrose Way

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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