



**Pennyman Way, Stainton, Middlesbrough, TS8 9BL**  
**4 Bed - Bungalow - Dormer Detached**  
**£335,000**

**Council Tax Band: E**  
**EPC Rating: D**  
**Tenure: Freehold**



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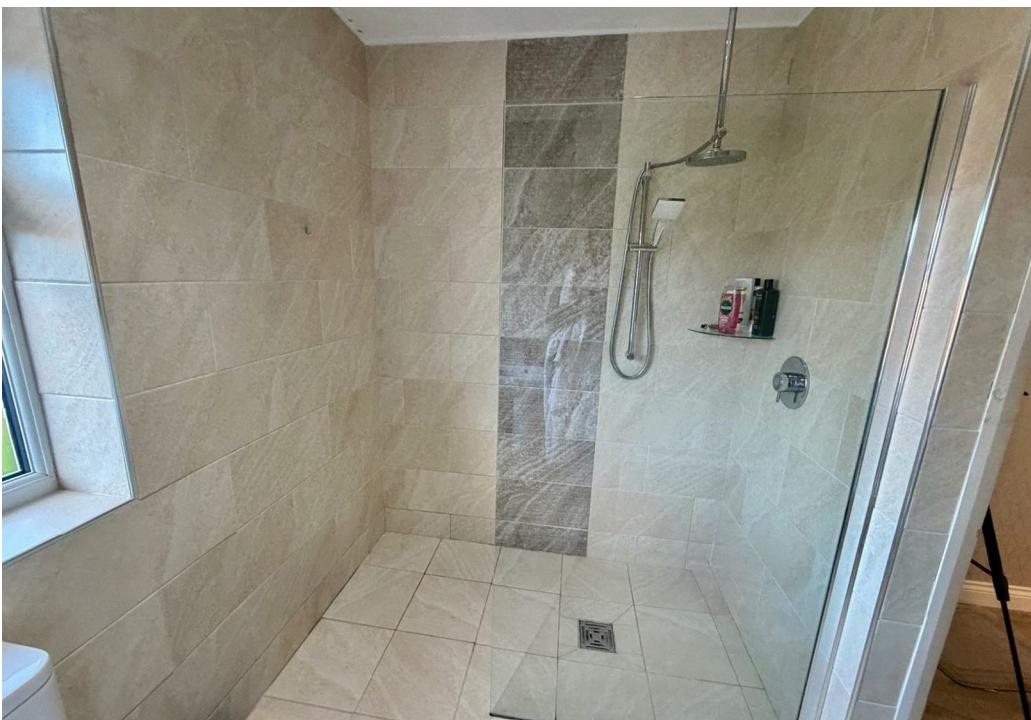
Nestled in the charming area of Stainton, Middlesbrough, this delightful dormer detached bungalow on Pennyman Way offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow features a well-appointed reception room, providing a welcoming atmosphere for relaxation and entertaining. The stylish kitchen dining area and two bathrooms catering for the needs of a busy household.

Outside, the property boasts parking for two vehicles, gardens to front side and rear. The surrounding area is known for its friendly community and access to local amenities, making it a wonderful place to call home.

This bungalow presents an excellent opportunity for those looking to enjoy the added benefit of dormer space. With its generous layout and practical features, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely bungalow your new home.

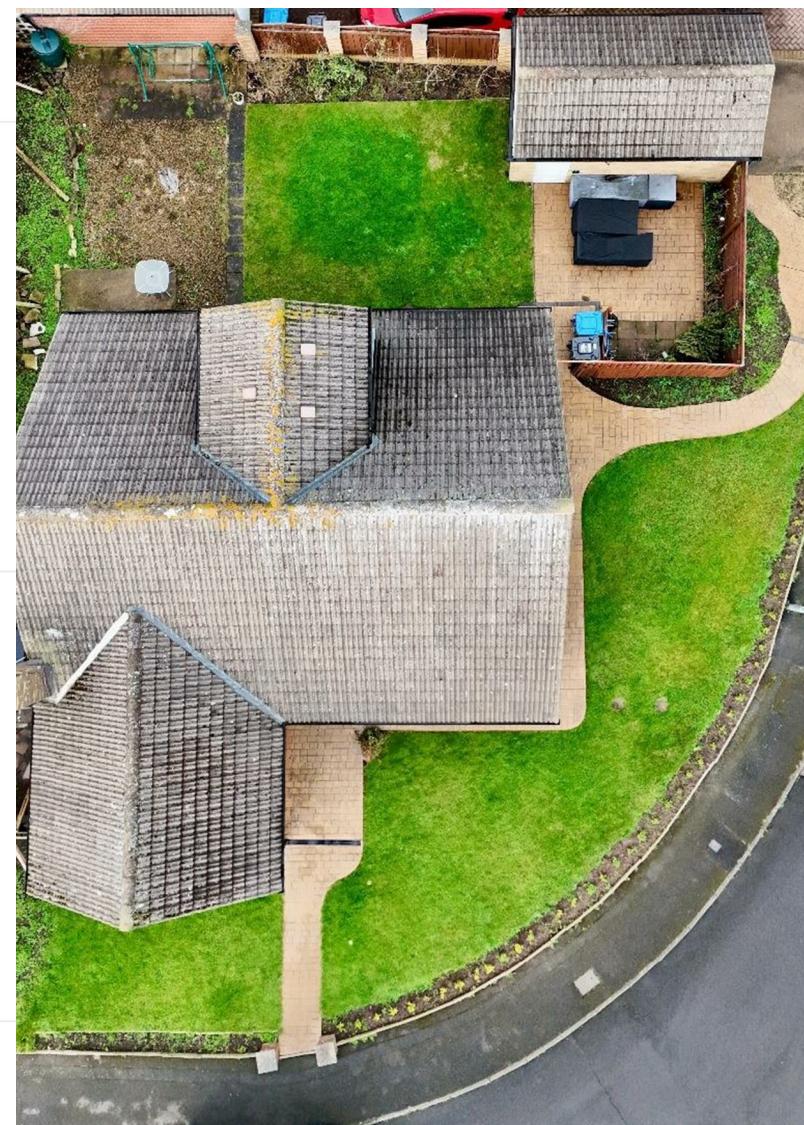








S W N E



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 57      | 66        |
| 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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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