



Inglebys

Estate Agents



30 Stanghow Road

Lingdale, TS12 3EF

Price Guide £399,995



Situated on Stanghow Road in Lingdale, North Yorkshire, this semi-detached house is a true gem waiting to be discovered. Boasting 4 reception rooms and 4 bedrooms, this property offers ample space for a growing family.

The house features a spacious conservatory overlooking the garden and parking for multiple vehicles, ensuring convenience and comfort for all residents and guests. Immaculately presented throughout, this home exudes a sense of warmth and welcome from the moment you step inside.

One of the standout features of this property is its fantastic outside space, perfect for enjoying the fresh air and hosting gatherings. Additionally, the development potential to the rear opens up exciting possibilities for customising the property to suit your preferences and needs.

Situated close to the North York National Park, nature lovers and outdoor enthusiasts will appreciate the easy access to scenic walks and breathtaking landscapes. Whether you're looking for a peaceful retreat or a spacious family home, this property offers the best of both worlds.



From the moment you step inside this wonderful property you start to appreciate the effort which has gone into making this a fabulous family home, with spacious rooms throughout, including the conservatory, dining room, additional sitting room, not too mention the large kitchen with dining area. Once outside you have the benefit of a large garden laid to lawn with off street parking and a huge garage/workshop (with potential development opportunity, subject to the necessary permissions).

Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: D

Hallway

Enter the property via the front door and vestibule, the hallway has Beech effect laminated flooring, with double radiator opening up onto the dining room and staircase.

Lounge 15'7" x 13'3" (4.75m x 4.04m)

A well presented, yet cosy front living room, with carpet to the floor, cornice and ceiling rose along with picture rail to the walls, a spacious uPVC bay window offering plenty of natural light, chimney breast which accommodates a period fire place with real flame gas fire.

Dining Room 14'11" x 14'7" (4.57m x 4.46m)

A light and airy dining area for family gatherings, with cornice and ceiling rose as well as picture rails to the walls this really has been decorated to an excellent standard, Beech effect laminated flooring, chimney breast with period fire surround, 3 x double radiators, French doors leading onto the patio, door leading to conservatory as well as access to the spacious kitchen.

Conservatory 20'7" x 8'9" (6.28m x 2.68m)

An accommodating conservatory finished in white uPVC to the side aspect overlooking the garden and patio area, this room provides that outside feeling with the added benefit of a large double radiator for those cooler days, wood effect laminated flooring.

Sitting Room 11'10" x 11'1" (3.61m x 3.40m)

This snug is positioned between the dining room and kitchen, the Beech aminated flooring continues through, uPVC window to the side aspect, double radiator and door to the kitchen.

Kitchen 17'8" x 10'4" increasing to 18'0" (5.41m x 3.17m increasing to 5.51m)

Wow! What a kitchen, a generously proportioned area which boasts a huge array of wall and base units finished with cream period doors and drawer fronts, solid wood worktops and tiled splashbacks, the Beech laminated flooring continues through the kitchen and dining area to the rear, the kitchen boasts an American style fridge/freezer with integrated dishwasher and tumble dryer, a double range with gas hob and electric oven, double Belfast sink with mixer tap, double radiator to the dining area and 2 x uPVC windows to the side aspect.

Utility Room 7'6" x 5'9" (2.30m x 1.76m)

With a tiled floor, built in storage, plumbing for washing machine and dryer, cladded walls and ceiling with downlights and single radiator, uPVC window to the rear aspect.

Downstairs WC 4'9" x 4'3" (1.45m x 1.31m)

Tiling continues to the flooring of the downstairs WC, white toilet and black glass basin in white vanity unit, cladded walls and ceiling, single radiator, uPVC window to the rear aspect.

First Floor

Principal Bedroom 13'4" x 11'5" (4.07m x 3.48m)

A generous double bedroom with Beech effect laminated flooring, period cornice, picture rails and ceiling rose, large uPVC window to the front aspect, period fire surround and double radiator.

Bedroom Two 12'6" x 11'6" (3.83m x 3.51m)

Another double bedroom with cornice and picture rails along with ceiling rose, Beech effect laminated flooring, built in wardrobes, period fire surround, single radiator and uPVC window to the rear aspect.

Bedroom Three 13'3" x 5'10" (4.04m x 1.80m)

Beech effect laminated flooring, coving and picture rails with ceiling rose, single radiator and uPVC window to the front aspect.

Bedroom Four 9'5" x 10'5" (2.89m x 3.20m)

A double bedroom with coving and picture rails, ceiling rose, Beech effect laminated flooring, single radiator and uPVC window to the rear aspect.

Separate WC

Laminated flooring, white toilet, cladded walls and ceilings, uPVC window to the side aspect.

Bathroom 6'9" x 6'2" (2.08m x 1.88m)

A white bath suite, with electric shower over bath and glass bi-fold screen, tile effect vinyl flooring, cladded walls and ceiling with downlights, single radiator uPVC window to the side aspect.

Externally

Front,

A small garden to the front aspect of the property.

Side,

Accessed via double gates to a sweeping driveway with parking for multiple vehicles, the large garden is laid to lawn with timber perimeter fencing, driveway leads to the rear of the property where you shall find a large detached garage/workshop with electricity, lighting, steel roller door. The garage also has a mezzanine for extra storage or a work place. This has potential for development as the garage is the size of a house!!! The internal footprint of the garage is 8.86m x 4.10m.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

