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Estate Agents



Penn-Y-Pass Stanghow Road

Stanghow, TS12 3JU

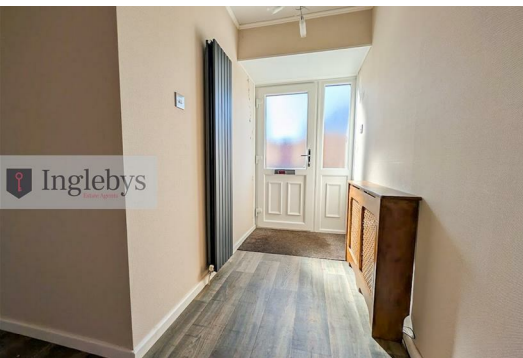
£195,000



Located in the charming village of Stanghow, this well presented, two bedroom semi-detached bungalow has been renovated to a good standard. Ideally positioned between the coast and the North Yorkshire National Park.

The property features modern kitchen and shower room suites, two double bedrooms, a good sized single garage and front and back gardens.

Set in the picturesque surroundings of Stanghow, residents can enjoy the tranquillity of village life while still being within reach of local amenities.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band C
EPC: Awaiting Certificate

Entrance Hallway 4'4" x 9'1" (1.34 x 2.78)

Partially glazed uPVC entrance door.
wall mounted, vertical radiator.
Wood effect vinyl flooring.

Living Room 16'10" x 12'0" (5.14 x 3.66)

uPVC patio doors, opening to the rear garden.
Wall mounted electric fire.
Vertical radiator.

Kitchen 9'4" x 11'4" (2.85 x 3.47)

Double glazed window to the rear aspect.
A range of fitted wall and base units, in grey, with wood effect roll top work surfaces.
Integrated appliances including an single electric oven, four burner induction hob, an over-head extractor hood and a drinks chiller.
Glass splashback.
Sink unit with mixer tap.
Ceiling spotlights.
Door to the Garage.

Bedroom One 14'11" x 10'7" (4.57 x 3.23)

Double glazed window to the front aspect with countryside views.
Loft hatch with pull down ladder.

Bedroom Two 10'9" x 11'0" (3.3 x 3.37)

Double glazed window to the front aspect.

Shower Room 4'1" x 6'0" (1.25 x 1.85)

A modern suite comprising of a low level WC, a wash hand basin inset into a vanity unit and a glass, walk in waterfall shower.
Chrome heated towel rail.
Extractor fan.
Fully tiled walls.
Wood effect vinyl flooring.

Garage

An attached, single garage with power, light and an up and over door.
Courtesy door to the rear garden.

External

To the front of the property is an enclosed, lawned garden and a concrete driveway.

The enclosed rear garden is mainly laid to lawn with a wooden shed.

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.

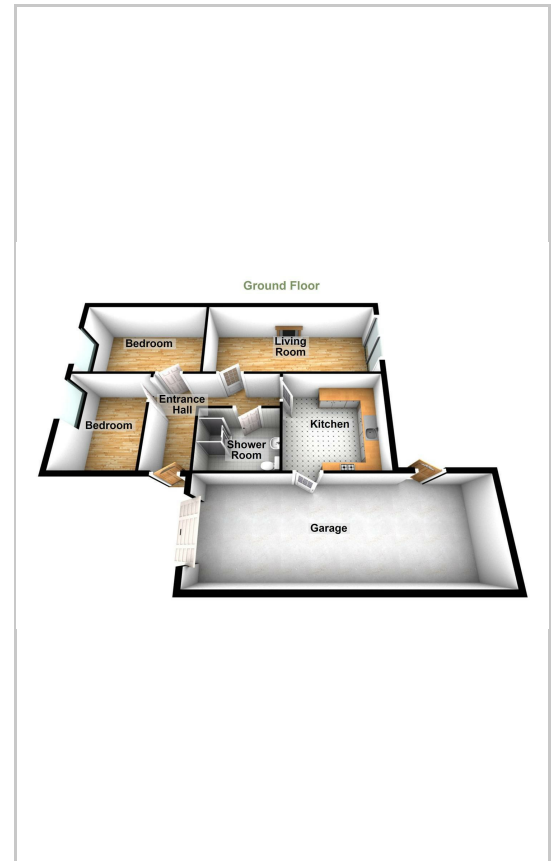
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

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		EU Directive 2002/91/EC	

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.

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