



Inglebys

Estate Agents



Penn-Y-Pass Stanghow Road

Stanghow, TS12 3JU

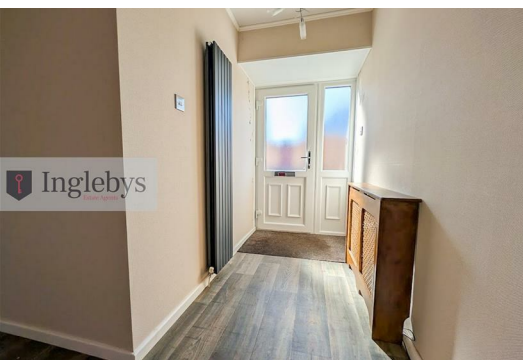
Offers Around £175,000



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: E

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.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

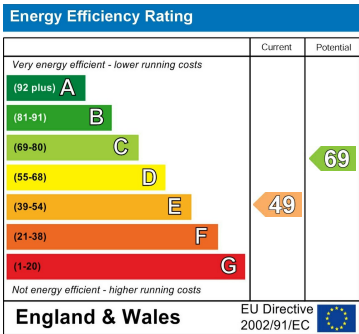
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.