

STANGHOW ROAD, LINGDALE, SALTBURN-BY-THE-SEA, TS12 3EF



- ▲ Fantastic Extended Victorian Villa
- ▲ Impressive Size Garden
- ▲ Large Driveway & Parking
- ▲ Purpose Built Workshop/Garage
- ▲ Three Impressive Size Reception Rooms

- ▲ Ground Floor WC
- ▲ Utility Room
- ▲ First Floor Bathroom
- ▲ Conservatory
- ▲ Lots of Character
- ▲ Marble Fireplaces

£380,000

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Considerably larger than its outward appearance would have you believe, this lovely Victorian villa really does tick all the boxes. Situated on an excellent size plot with expansive gardens, large driveway and impressive purpose built workshop/garage. This home has been extended to provide extra kitchen, utility and ground floor WC space and it also benefits from four good size bedrooms and a modern bathroom suite. A really unique home designed for family living.

For all measurements, please refer to the floor plan.

GROUND FLOOR

ENTRANCE LOBBY - With UPVC double glazed door to the front and further glazed door leading to the hallway.

DINING ROOM - With UPVC double glazed door leading through to the sunroom, UPVC double glazed French doors leading seamlessly out onto the rear garden, period style marble fireplace, staircase to the first floor and radiator.

LOUNGE - With UPVC double glazed bay window to the front aspect, period style marble fireplace and radiator.

SUNROOM - Predominantly UPVC double glazed construction with UPVC double glazed French style doors leading out onto the garden.

LIVING ROOM - With UPVC double glazed window to the side, door accessing the kitchen and radiator.

KITCHEN BREAKFAST ROOM - With UPVC double glazed window to the side. A range of country style fitted base and wall units with contrasting worktops, space for range style oven with extractor over, double Belfast sink with mixer tap over, space for American style fridge freezer, integrated dresser style units, island with solid block worktop and radiator.

LOBBY - With UPVC double glazed door to the rear, opening accessing the laundry room and door accessing the ground floor WC.

GROUND FLOOR WC - With UPVC double glazed window to the rear, vanity unit incorporating wash hand basin and low level WC. Radiator.

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LAUNDRY ROOM - With UPVC double glazed window to the rear, integrated storage, roll edge worktop, space for washing machine, space for tumble dryer and radiator.

FIRST FLOOR

LANDING - A split level landing.

BEDROOM ONE - With UPVC double glazed window to the front, feature marble fireplace and radiator.

BEDROOM TWO - With UPVC double glazed window to the rear, cast iron style fireplace with inset tiles, fitted wardrobes, storage cupboard and radiator.

BEDROOM THREE - With UPVC double glazed window to the rear and radiator.

BEDROOM FOUR - With UPVC double glazed window to the front and radiator.

FAMILY BATHROOM - With UPVC double glazed obscure glass window to the side, panelled bath with shower over, pedestal wash hand basin with mixer tap and radiator.

SEPARATE WC - With UPVC double glazed window to the side and integrated low level WC.

EXTERNALLY

This home sits upon an excellent size plot and briefly comprises of a large driveway/parking area accessed via substantial double gates leading through to the detached garage. The garden itself is mainly laid to lawn with paved patio and substantial fencing.

DETACHED GARAGE - This purpose built workshop/garage offers excellent storage space or a very useable garage/workshop. Benefits from roller shutter door to the front aspect, window and door to the side, power, lighting, overhead storage and integrated pit.

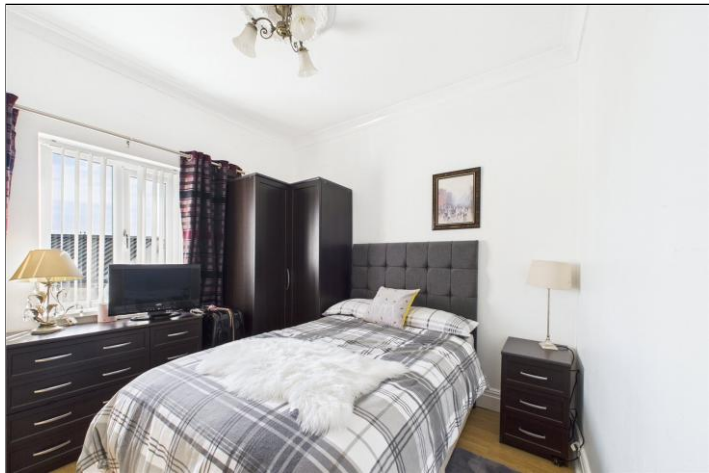
AGENTS REF: - JW/LS/GBH240012/14042025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



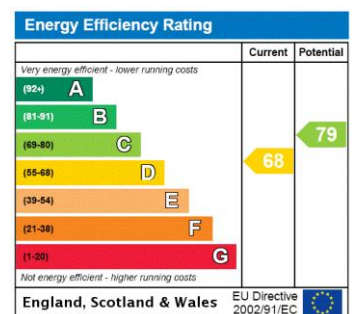


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