Inglebys
Estate Agents



34 Stanghow Road

Lingdale, TS12 3EF

£370,000

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Inglebys are delighted to offer for sale 34, Stanghow Road in Lingdale, this spacious three bedroom, semi-detached property which benefits from a wrap around conservatory, garden room, large garden as well as a paddock with stables and storage shed really does have real potential! The paddock is just under 1 acre with the full plot sitting within 1.5 acres.
The property has parking for multiple vehicles, three well proportioned bedrooms and has a lovely light and airy feel about the ground floor, the conservatory which is to the side and rear offers additional, significant space looking out over the lawned garden and shrubs.

Stanghow Road is only a short distance to the North Yorks National Park and Moor road, a 10 minute drive to the Victorian seaside town of Saltburn with its rail links and beach front. Not to mention other neighbouring seaside towns and villages.







Lingdale benefits from local bus routes to neighbouring towns and villages, local schools and a convenience store. Lingdale has a semi rural feel whilst still benefiting from many local amenities.
The property itself benefits from gas central heating throughout, uPVC windows (approx. 5 years old) although the conservatory is hardwood with a tiled floor.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band D
EPC Rating: E

Hallway
With carpet to the floor, single radiator and staircase to the first floor, doors also leading to ground floor rooms.

Lounge/Dining Room 27'9" x 14'8" (8.48m x 4.48m)
A really well proportioned open plan lounge/dining room separated only by an archway, with carpet continuing through both rooms , cornice and picture rails along with ceiling roses to both rooms. 2 x uPVC windows to the front and side elevation with a further uPVC window to the rear aspect, 2 x radiators and feature fire surround with tiled backplate and hearth, an inset gas fire.

Kitchen 18'11" x 10'7" (5.79m x 3.24m)
A really bright/light feeling to the kitchen/breakfast room with a tiled floor, double radiator to the breakfast room and uPVC door providing access to the conservatory. To the kitchen area are a range of wall and base units finished with white doors and drawer fronts, granite effect worktops and tiled splashbacks, 1 1/2 bowl granite effect sink/drainer with chrome mixer tap, integrated fridge, ceramic hob with electric oven and hood, 2 x uPVC windows to the side and rear aspect.

Conservatory 27'10" x 9'1" incr. to 19'10" (8.49m x 2.78m incr. to 6.06m)
A fantastic space to spend time looking out over the garden, finished in hardwood with some work required to the double doors, an L-shaped conservatory which wraps around the kitchen and breakfast room, with hand cut tiled flooring. The conservatory has electricity and water with washing machine waste.

Garden Room 17'4" x 7'0" (5.30m x 2.14m)
A separate room positioned to look over the garden, again finished in hardwood with a tiled floor.

Half Landing

Family Bathroom 9'1" x 8'7" (2.79m x 2.64m)
A well appointed bathroom with P-shaped white bath suite, glass screen and mixer shower, tiled walls with double radiator and tiled flooring, 2 x uPVC windows to the side and rear aspect.

First Floor

Bedroom One 13'9" x 11'8" (4.20m x 3.57m)
A very well proportioned bedroom with carpet to the floor, picture rail, single radiator and uPVC window to the front aspect.

Bedroom Two 13'9" x 14'8" (4.20m x 4.49m)
Another very well sized bedroom, this time to the rear of the property with carpet to the floor, picture rail, double radiator and uPVC window to the rear aspect.

Bedroom Three 9'10" x 7'11" (3.01m x 2.43m)
A single bedroom, still of a good size with carpet to the floor, picture rail, double radiator and uPVC window to the front aspect.

Externally
Front.
Accessed by a wrought iron gate with concrete path to the front of the property, the front garden is laid to lawn with established borders. This lead nicely onto the side garden.
Side.
A large private garden area, screened by established hedgerows and trees with borders, a large lawned area with steps up to a tiered garden which looks out over fields and the paddock. A block paved patio area to the conservatory also.
Rear.
The property has a large tandem garage with electricity and lighting, suitable as a workshop and garage. To the side of the garage is a walled stable yard with multiple stables, in need of some attention, with a further gate to the paddock and barn.

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.

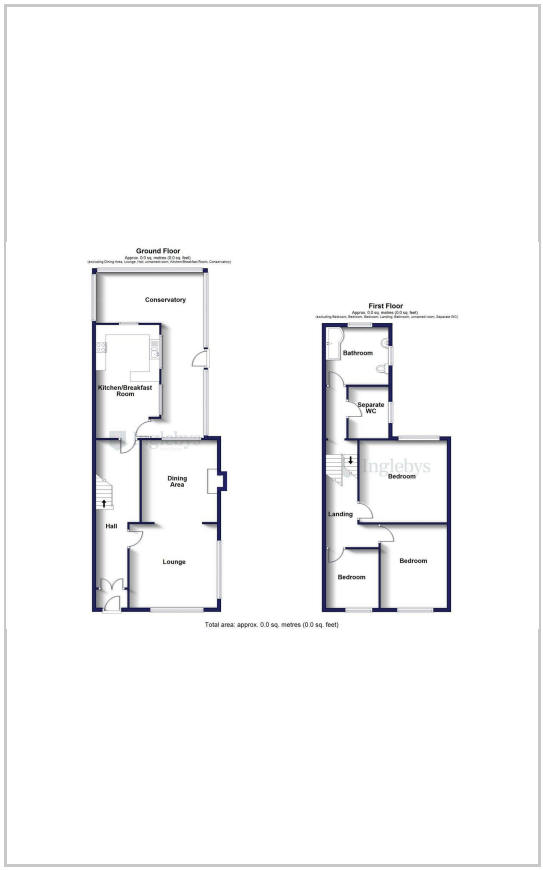
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

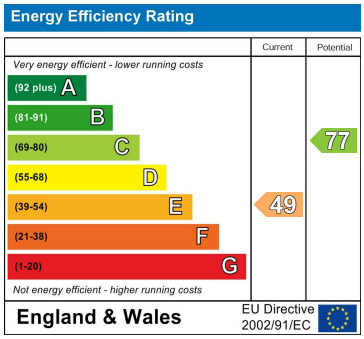
Area Map



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.

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