

PENNYMAN WAY, STANTON, MIDDLESBROUGH, TS8 9BL



- ▲ Two Bedroom Semi Detached Bungalow
- ▲ No Forward Chain
- ▲ Lovely Plot with Private Rear Garden
- ▲ Driveway to Single Garage
- ▲ Sought After Village of Stanton

- ▲ Please Note This Property Has High Levels of Sulphate, Therefore We Are Only Accepting Viewings from Cash Buyers Only
- ▲ Spacious Living Room
- ▲ Modern Shower Room
- ▲ Early Viewing Advised

Offers Over £120,000

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1 Pennyman Way is a two bedroom semi-detached bungalow located within the sought after village of Stainton and occupies a lovely plot with front garden, driveway to a detached garage and a private enclosed easy to maintain garden to the rear. Internally the accommodation briefly comprises an entrance hall, two bedrooms, living room, modern shower room, fitted kitchen, and a wood framed conservatory. Please note this property has high levels of sulphate and therefore we are taking viewings from cash buyers only.

CONSERVATORY - 2.16m x 1.75m (7'1" x 5'9")

A wooden construction with access door to the rear garden.

BEDROOM ONE - 3.63m x 3.3m (11'11" x 10'10")

With built-in wardrobes.

BEDROOM TWO - 3.2m x 2.72m (10'6" x 8'11")

SHOWER ROOM - Modern suite comprising shower cubicle, vanity wash hand basin and low level WC.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM - 5.13m x 3.48m (16'10" x 11'5")

With exposed brick surround and plinth.

KITCHEN - 2.87m x 3.4m (9'5" x 11'2")

With a range of wall and floor units, complementing work surfaces, integrated oven, hob with extractor, space for fridge freezer, dual aspect windows and access to the conservatory.

EXTERNALLY

GARDENS & GARAGE - Externally there is front garden with gravelled area and a block paved driveway leads to a single detached garage. To the rear there is a private, easy to maintain garden.

AGENTS NOTE: - Please note this property is showing high levels of Sulphate to the rear of the property – report available to view in our Nunthorpe Office.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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PENNYMAN WAY, TS8 9BL

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - DP/LS/NUN240087/16022024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**

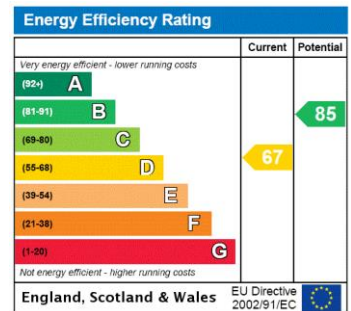


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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