

## HIGH STREET, LINGDALE, SALTBURN-BY-THE-SEA, TS12 3DZ



- ▲ Three Bedroom Terraced Property
- ▲ Fantastic Move In Ready Property
- ▲ Spacious Throughout Spanning Approximately 1,300 Sq. Ft
- ▲ 29ft Kitchen/Breakfast Room

- ▲ Wood Burning Stove
- ▲ Recent Baxi Combi Boiler
- ▲ Brilliant for North Yorkshire Moors National Park & Surround areas
- ▲ No Chain Sale

**£110,000**

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Offered for sale with no chain this vast terraced home ticks plenty of boxes and is located in the village of Lingdale, excellent for exploring the North Yorkshire Moors National Park and surrounding towns and villages. The property spans approximately 1,300 sq. ft and offers huge potential for further development if required subject to planning. Early viewing is essential to appreciate the scale of this excellent property.

#### **GROUND FLOOR**

##### **HALL - 0.94m x 4.06m (3'1" x 13'4")**

Part glazed UPVC entrance door with decorative glasswork, oak laminate flooring, radiator, and door to the dining room.

##### **DINING ROOM - 4.65m x 4.2m (15'3" x 13'9")**

A nicely presented room with wood burning stove and slate hearth, staircase to the first floor, part glazed doors to the kitchen breakfast room and living room, radiator and UPVC window.

##### **LIVING ROOM - 3.5m x 4.1m (11'6" x 13'5")**

A generous room with oak Parquet style vinyl flooring, radiator and UPVC window.

##### **KITCHEN BREAKFAST ROOM - 2.29m (7'6") reducing to 2.13m (7') x 8.92m (29'3")**

A true family size kitchen with space for breakfast bar/table, high gloss fitted kitchen with soft closing doors and sparkle roll edge worktops, integrated electric oven and Bosch gas hob with stainless steel extractor hood, plumbing for washing machine and dishwasher, space for integrated fridge freezer, part metro tiled walls, twin UPVC windows, and part glazed door to the rear yard area.

#### **FIRST FLOOR**

**LANDING** - A vast landing space with radiator, UPVC window, and twin storage cupboards housing the recently installed Baxi combi boiler.

##### **BEDROOM ONE - 4.57m x 4.06m (15' x 13'4")**

A fantastic size bedroom with quality fitted wardrobes and bedroom furniture with soft closing doors and integral lighting, neutral decoration including carpet, radiator and UPVC window.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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### **BEDROOM TWO - 2.51m x 4.24m (8'3" x 13'11")**

A double room with feature wall and carpet, radiator and UPVC window.

### **BEDROOM THREE - 2.08m x 3.4m (6'10" x 11'2")**

A generous third bedroom with neutral carpet, radiator and UPVC window.

### **BATHROOM - 1.24m x 3.38m (4'1" x 11'1")**

A white modern suite with over bath thermostatic shower unit, extractor fan, part tiled walls, chrome ladder radiator, tiled flooring, UPVC clad walls, and UPVC window.

### **EXTERNALLY**

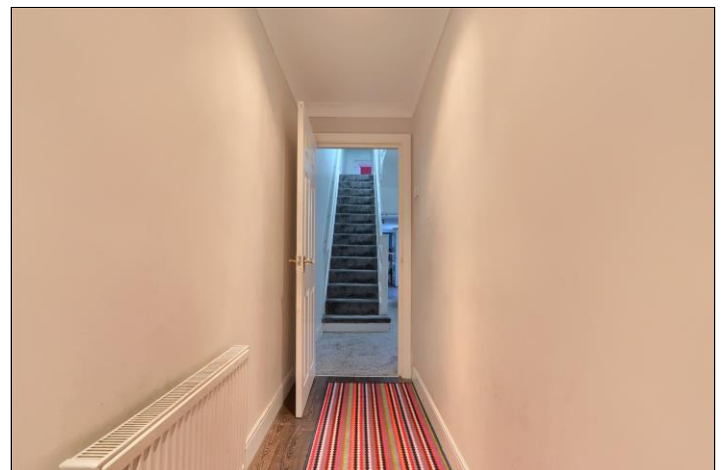
**PARKING & REAR YARD** - Externally the front of the property benefits from on street parking and to the rear there is an enclosed yard area with hot and cold water taps.

**AGENTS REF:** - CF/LS/RED230894/05102023

**Council Tax Band:** A      **Tenure:** Freehold

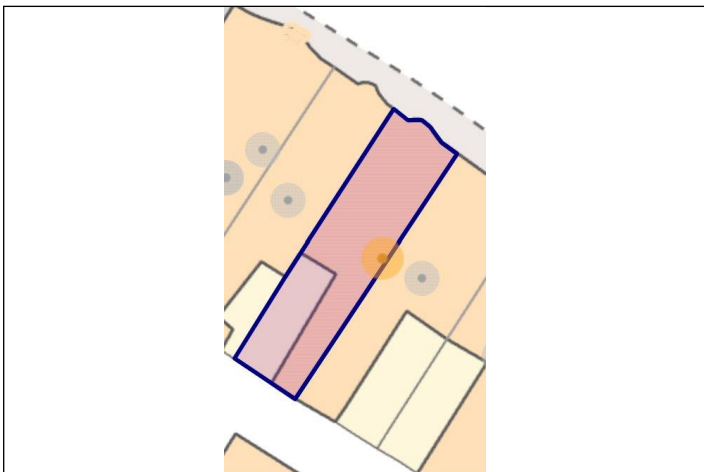
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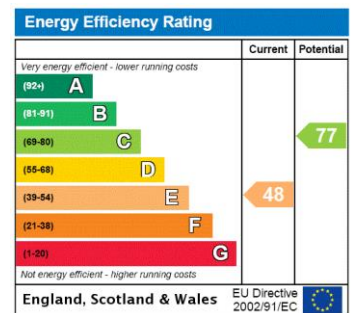


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