



Inglebys

Estate Agents



2 Catherine Street

Lingdale, TS12 3DT

Price Guide £75,000



A deceptively spacious three bedroom mid terraced residence, ideal for a family or as an investment opportunity, in need of refurbishment throughout, complete with off-street parking and a garage, early viewing is advised.



Welcome to Catherine Street, Lingdale - This property boasts a deceptive spaciousness that is sure to surprise you, offering not just one but three cosy bedrooms, perfect for a growing family or those in need of extra space.

Although in need of refurbishment throughout, there really is excellent value for money in this property. With off-street parking and a garage, parking will never be an issue, providing you with the convenience and security you desire.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: Await EPC

Through Lounge 25'9" x 12'4" (7.85m x 3.77m)

Spacious through lounge with 2 x uPVC windows, gas fir, understairs storage

Kitchen 9'11" x 9'6" (3.03m x 2.9m)

Range of wall base and drawer units, slot in gas oven, sink and a half with mixer tap, laminate work tops, door to the rear yard

First Floor

Bedroom One 12'2" x 9'11" (3.72m x 3.04m)

Window to the front aspect, gas heater

Bedroom Two 8'11" x 6'11" (2.74m x 2.13m)

Window to the front aspect, gas heater

Bedroom Three 8'10" x 8'2" (2.71m x 2.5m)

Window to the front, gas heater

Bathroom 9'1" x 5'6" (2.78m x 1.69m)

Shower cubicle with mixer shower, white w.c and wash hand basin incorporated into vanity unit, ceiling heater

Externally

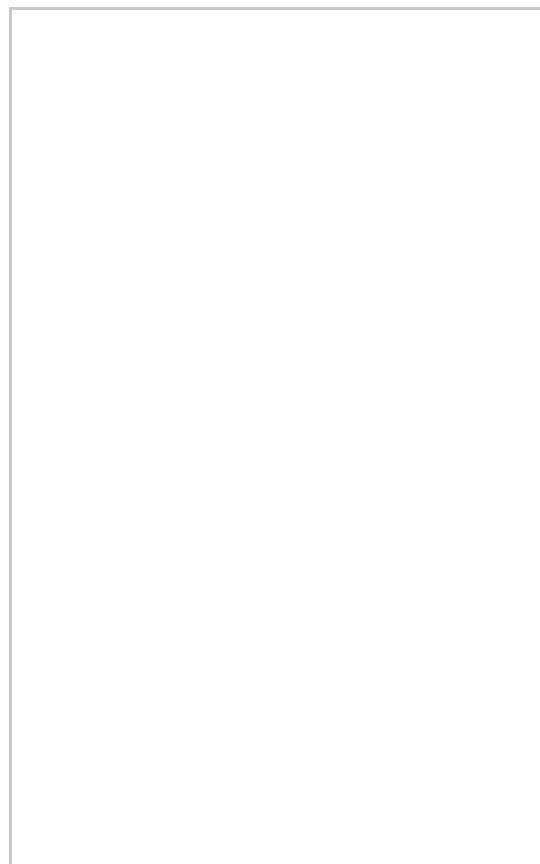
Enclosed Rear yard with green house

Double Garage


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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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