



44 - 46 High Street

Lingdale, TS12 3DW

£169,000



Welcome to this delightful four-bedroom mid-terrace house located in the picturesque village of Lingdale.

As you step inside, you'll be greeted by a beautifully restored interior that seamlessly blends modern amenities with traditional charm. The spacious layout offers plenty of room for you and your family.

One of the highlights of this property is the outdoor terrace with its stunning views of the surrounding area.

With four bedrooms, there is ample space for everyone in the family to have their own sanctuary. The large cellar provides additional storage space or could be transformed into a home gym, office, or playroom - the possibilities are endless.

Don't miss out on the opportunity to make this lovingly restored house your new home. Contact us today to arrange a viewing and experience the charm and character of this beautiful property for yourself.



Welcome to this charming property located on the High Street in the picturesque village of Lingdale. This delightful, spacious terraced house boasts three reception rooms and four spacious bedrooms ensuring plenty of room for everyone to have their own space.

Tenure - Freehold
 Council Tax - Redcar Cleveland Council - Band B
 EPC - Awaiting Certificate

Front Vestibule

Stained glass wood frame front door. Laid to cork flooring.

Hallway

Laminated floor. Double radiator. Stairs leading to first floor.

Reception 12'5" x 11'7" (3.80m x 3.55m)

Laminate floor, double radiator, uPVC window to front aspect, feature fire with surround and hearth. French doors leading through to kitchen diner.

Lounge 25'1" x 13'8" (7.66m x 4.18m)

Dual aspect spacious lounge. uPVC double glazed window to front aspect. uPVC French doors leading to outdoor terrace. 2 x Double radiators, laminate floor. Open feature fire with wood surround.

Dining Room 12'1" x 10'0" (3.69m x 3.05m)

Laminate flooring, double radiator. Double doors leading to Reception Room.

Kitchen 15'2" x 10'10" (4.64m x 3.31m)

uPVC windows x 2. Range of wall, base units in cream high gloss, Integral appliances - dishwasher, double oven. Gas hob, stainless steel sink, radiator. Combi boiler.

First Floor

Bedroom One 13'11" x 10'8" (4.25m x 3.26m)

uPVC window to front aspect, carpet, double radiator.

En Suite 10'8" x 4'7" (3.27m x 1.40m)

Walk-in shower, double shower tray, vanity hand basin, low-level W/C.

Bedroom Two 13'10" x 13'3" (4.23m x 4.04m)

uPVC window to front aspect, carpet, radiator.

Bedroom Three 13'0" x 10'9" (3.98m x 3.29m)

uPVC window to rear sea view carpet, radiator, picture rail.

Family Bathroom 10'9" x 6'11" (3.28m x 2.13m)

Partially tiled, white bathroom suite with large panel bath, mixer shower over with glazed screen, low level w.c and wash hand basin in vanity unit, chrome heated towel rail, uPVC double glazed window, downlights

Bedroom Four/ Dressing Room 10'0" x 6'10" (3.06m x 2.09m)

uPVC window to front aspect, carpet, radiator, built in storage.

Basement 11'7" x 10'3" (3.55m x 3.14m)

Boarded. Electric power point.

Basement Cellar Room 23'6" x 17'3" (7.18m x 5.26m)

Electric power point. Re-wired - utility use.

External

Outdoor Terrace with steel pergola. Wooden decking. Surrounding views. Gate to rear.

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.

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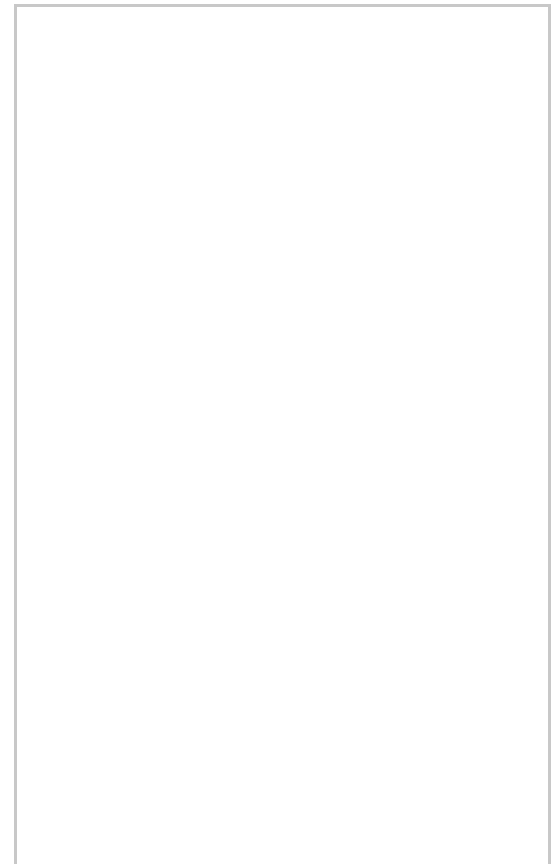
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Area Map



Floor Plans



Energy Efficiency Graph

