



# Inglebys

Estate Agents



## 54 High Street

Lingdale, TS12 3DW

**£84,995**



Centrally located for all local amenities, a deceptively spacious 2 bedroom mid terraced residence, with open plan living, principal bedroom with ensuite, and open views to the rear, an ideal first time buy.



This delightful terraced house on High Street presents an excellent opportunity for first-time buyers. The property boasts an open plan living area that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

Upstairs, you will find two well-proportioned bedrooms The master bedroom benefits from an en-suite shower room, offering a private retreat for your morning routine. The second bedroom is versatile and can easily serve as a guest room or a home office, catering to your lifestyle needs.

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

**Entrance Hall**  
uPVC door, radiator, large understairs storage cupboard

**Living Room/Kitchen 10'7" x 23'10" (3.23m x 7.28m)**  
Open plan living area with windows to the front and rear. Living room with wall panelling, electric fire in feature surround, radiator. Kitchen area has a range of wall base and drawer units, stainless steel sink and a half with mixer tap, slot in electric oven and hob, extractor fan, wood effect laminate work tops

**Utility 8'7" x 5'7" (2.62m x 1.72m)**  
Range of base units, laminate effect worktops, stainless steel sink with drainer, plumbing for washing machine, uPVC window, wall mounted combi boiler

**Stairs to first floor**

**Landing**  
Radiator, loft access

**Bedroom One 12'10" x 10'7" reducing to 7'3" (3.93m x 3.25m reducing to 2.23m)**  
uPVC window to the front aspect, storage cupboard

**En-Suite 7'9" x 3'0" (2.37m x 0.93m)**  
Fully tiled glazed shower cubicle with folding glass door, low level w/c, wash hand basin in vanity unit

**Bedroom Two 12'0" x 7'10" (3.67m x 2.41m)**  
uPVC window to the rear, radiator, built in storage cupboard

**Family Bathroom 8'8" x 5'7" (2.66m x 1.72m)**  
2 X uPVC windows, panel bath low level w.c, pedestal wash hand basin, chrome towel rail

**Externally**  
Enclosed rear yard

**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.

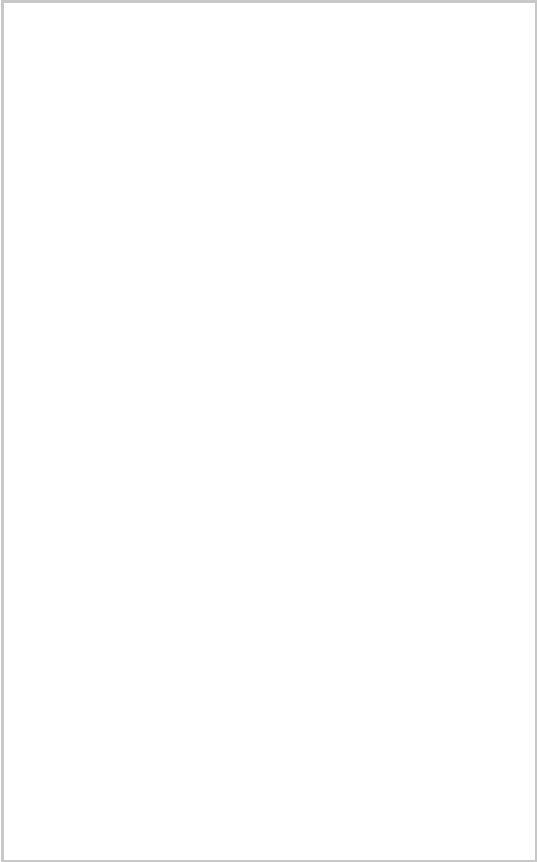
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

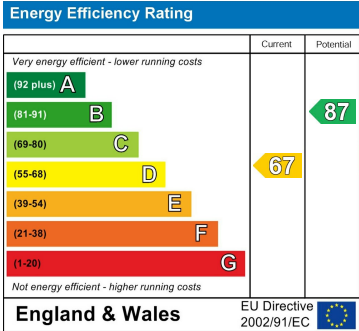
Area Map



Floor Plans



Energy Efficiency Graph



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