



# Inglebys

Estate Agents



## 39 Lindrick Road

New Marske, TS11 8HT

**£199,950**



Located in a popular residential location, and occupying a generous plot, this 3 bedroom detached residence is available with immediate vacant possession, and no onward chain. With parking to the front, single garage and large enclosed rear garden, viewing is highly recommended.





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

Entrance Hall

uPVC window to the side, 2 single radiators, carpet, stairs rising to the first floor

Living Room 16'10" x 10'7" (5.14m x 3.23m)

Located to the rear of the property, with access to the rear garden via patio doors, uPVC window, electric fire in stone surround, single radiator, coving, carpet

Dining Room 10'0" x 10'0" (3.05m x 3.05m)

uPVC window to the side aspect, radiator, carpet

W.C

White closet suite, window to the side aspect

Kitchen 10'0" x 9'8" (3.05m x 2.95m)

Range of white wall base and drawer units, wood block worktops and upstands, stainless steel sink and half with drainer, mixer tap, stainless steel gas hob, electric oven, extractor hood, integrated fridge freezer, Baxi combi boiler, uPVC window to the rear, double glazed back door

First Floor

Landing

uPVC window to the side aspect, airing cupboard, loft hatch

Bedroom One 16'10" x 9'10" (5.14m x 3.00m)

Two uPVC window to the rear aspect 2 single radiators, range of fitted 'Sharps' wardrobes, drawers and bedside units

Wet Room 8'6" x 7'7" (2.6m x 2.32m)

Electric shower, white w.c and pedestal wash hand basin, window to the side aspect, part tiled, single radiator

Bedroom Two 12'11" x 8'6" (3.96m x 2.61m)

uPVC window to the front aspect, range of fitted wardrobes and drawers, single radiator

Bedroom Three 10'0" x 7'11" (3.07m x 2.43m)

uPVC window to the front aspect, radiator

Externally

Block paved drive, single garage with electric roller door, lawn, established hedges and borders

Large enclosed rear garden laid mainly to lawn, with mature hedges, fruit trees and shrubs, garden shed

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.

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.

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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Area Map



Floor Plans



Energy Efficiency Graph

