



# Inglebys

Estate Agents



## 68 High Street

Lingdale Saltburn-By-The-Sea, TS12 3EY

**£105,000**



Offered for sale is this deceptively spacious three-bedroom house, located at High Street, Lingdale. The spacious attic room provides additional living space, perfect for a home office, playroom, or guest accommodation.

The property boasts a split level garden to the rear, where you can enjoy the fresh air and stunning views of both the sea and the picturesque countryside, a ground floor bathroom as well as a first floor shower room, two separate reception rooms and a large basement.

Call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: A

EPC Rating: C

### Entrance Hallway

Partially glazed composite entrance door.  
Laminate flooring

### Living Room 10'6" x 12'9" (3.22 x 3.91)

Double glazed window to the front aspect.  
Traditional, cast iron fireplace.

### Dining Room 10'4" x 13'1" (3.16 x 4.0)

Double glazed, French doors, opening the rear garden.  
Multi-fuel stove with oak mantle.  
Door giving access to the basement.

### Kitchen 6'7" x 10'0" (2.02 x 3.05)

Double glazed window to the side aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Tiled splashbacks and half tiled walls.  
Built in single, electric oven and four burner gas hob.  
Stainless steel sink with mixer tap.  
Door to the rear porch.

### Rear Porch

Partially glazed, uPVC door to the rear yard.  
Door to the Ground Floor Bathroom.

### Ground Floor Bathroom 6'6" x 5'10" (2.0 x 1.79)

Double glazed, frosted window to the side aspect.  
A three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath with shower attachment.  
Wall units for storage.

### First Floor Landing

Double glazed window to the rear aspect.  
Under-stair storage cupboard.

### Bedroom One 13'1" x 6'8" (4 x 2.05)

Double glazed window to the front rear aspects with sweeping views of the sea and countryside.  
Laminate flooring.

### Bedroom Two 5'10" x 9'11" (1.8 x 3.04)

Double glazed window to the front aspect.  
Laminate flooring.

### Bedroom Three 5'10" x 9'11" (1.8 x 3.04)

Double glazed window to the front aspect.  
Laminate flooring.

### Attic Room 13'9" x 8'10" (4.2 x 2.7)

2 Velux windows to the rear aspect.  
Under-eaves storage.

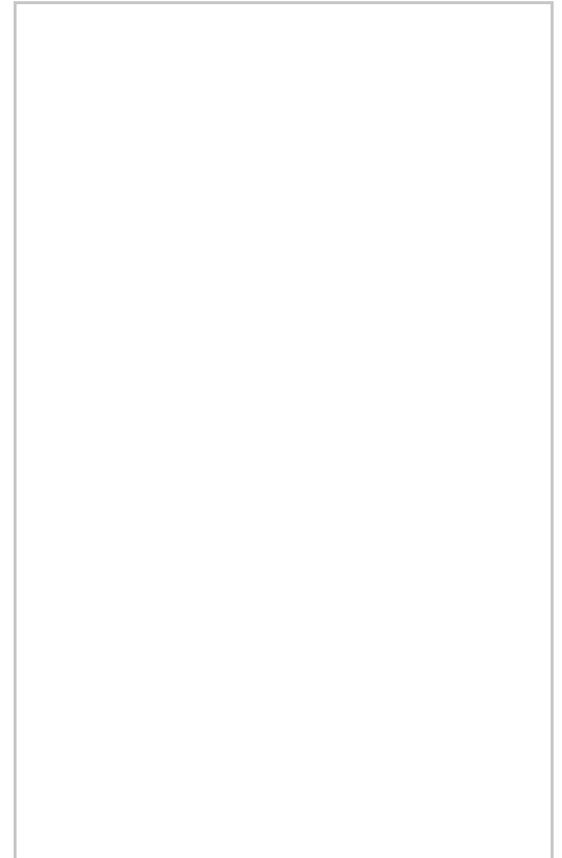
### External

To the rear of the property is an enclosed courtyard with a gate leading to a split level rear garden, which is mainly laid to lawn, with artificial turf. The bottom of the garden is a perfect relaxation spot with stunning views.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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