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Estate Agents



27 Balmoral Road

Lingdale Little Moorsholm, TS12 3HW

£155,000



Charming 3-Bedroom Bungalow in Popular Little Moorsholm – No Onward Chain

Situated in the highly sought-after village of Little Moorsholm - Lingdale, this three-bedroom dormer bungalow offers an excellent opportunity for buyers looking to modernise and add value. Enjoying lovely open views and a pleasant, well-established garden, the property provides spacious living in a peaceful setting.

Although in need of updating, the bungalow presents fantastic potential to create a family home or retirement retreat tailored to your own taste and style.

Offered with no onward chain, ensuring a smoother and quicker purchase process.

Early viewing is highly recommended to appreciate the location, outlook, and potential on offer.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C

EPC Rating: Awaiting Certificate

Entrance Hall

Carpeted. Radiator. Loft Access

Kitchen 13'2" x 8'10" (4.03m x 2.71m)

uPVC window to rear. A range of wall, drawer and base units. Laminate worktop. Integrated double oven. Stainless steel sink with mixer tap. Plumbing for washing machine. Tiled splashback. Storage cupboard. Vinyl flooring.

Dual Aspect Living Room 17'8" x 10'3" (5.39m x 3.13m)

Aluminium Sliding Doors onto the rear garden. Radiator. Carpeted. Gas Fire with surround.

Dual Aspect Continued 12'8" x 10'3" (3.88m x 3.14m)

Carpeted. Timber frame window to rear aspect. Radiator. Stairs leading to first floor.

Bathroom 6'5" x 5'5" (1.96m x 1.67m)

Aluminium framed window. Low - level W/C. Pedestal hand-basin. Panel bath with overhead shower. Partially tiled. Vinyl flooring.

Bedroom One 9'6" x 8'10" (2.91m x 2.71m)

uPVC window to front aspect. Carpeted. Fitted wardrobes.

First Floor

Bedroom Two 16'5" x 13'7" (5.01m x 4.15m)

uPVC window to rear aspect. Carpeted. Storage. Radiator.

Bedroom Three 10'11" x 9'7" (3.35m x 2.94m)

Carpeted. uPVC window to rear aspect. Radiator.

External

Front Elevation

The property is attractively set back from the road, featuring a generous gravelled driveway providing ample off-road parking. The frontage is enhanced by a variety of well-established shrubs and planted borders, creating an inviting and well-maintained first impression. An additional car port offers further covered parking, with convenient access through to the workshop, ideal for storage, hobbies, or home projects.

Rear Elevation

The rear of the property enjoys a well-maintained laid lawn, complemented by a mature garden featuring established shrubs and planting. An additional paved area provides an ideal space for outdoor seating.

Workshop

Electric points. Workbench.

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.

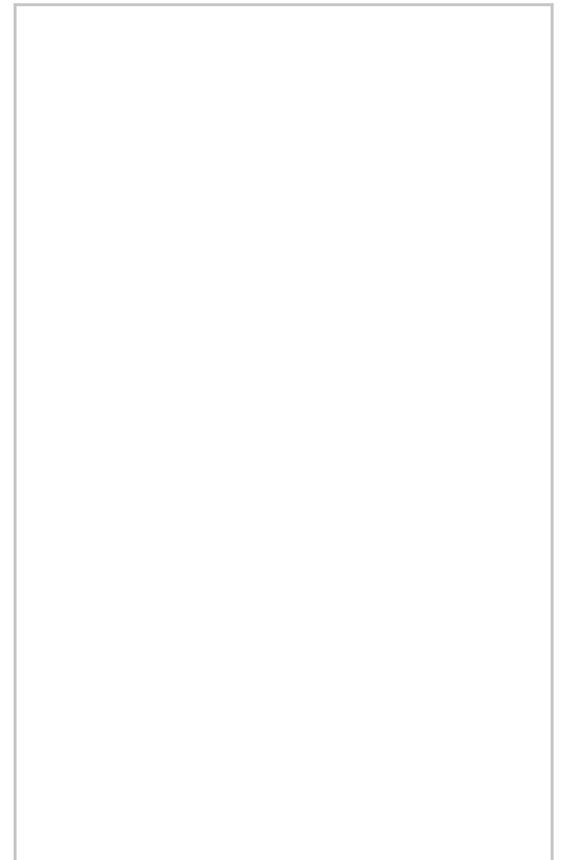
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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