



Inglebys

Estate Agents



85 Balmoral Road

Little Moorsholm Lingdale, TS12 3HP

£210,000



Situated within the popular semi-rural village of Little Moorsholm is this deceptively spacious and well appointed four bedroom, semi-detached house on Balmoral Road. With four well-proportioned bedrooms, including an en suite to the first floor, a ground floor bedroom and a snug to the rear.

With the added benefits of a ground floor bedroom and bathroom, three reception rooms, front and back gardens and off street parking for several cars.

Situated in a friendly community, this home is close to local amenities and the stunning coastline of Saltburn-By-The-Sea, where you can enjoy picturesque walks. The area is well-connected, making it easy to explore the surrounding regions.

This house on Balmoral Road is not just a property; it is a place where you can truly feel at home. With its spacious layout and prime location, it presents an excellent opportunity for families or individuals looking to settle in a serene, countryside environment.



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

Entrance Vestibule

Partially glazed uPVC entrance door.
Two double glazed windows.
Radiator.
Tile effect vinyl flooring.

Kitchen 7'9" x 12'4" (2.37 x 3.77)

Double glazed window to the side aspect.
A range of fitted wall and base units with granite effect roll top work surfaces.
Stainless steel sink with drainer and mixer tap.
Wall mounted combination boiler.
Integrated single electric oven, four burner gas hob and an integrated extractor fan.
Plumbing for a washing machine.
Ceramic tiled splashbacks.
Tile effect vinyl flooring.

Living Room 17'0" x 9'10" (5.19 x 3.0)

Double glazed bay window to the front aspect.
Multi fuel burning stove with a stone hearth and oak mantle.
Door to the Dining Room.

Dining Room 8'8" x 18'3" (2.66 x 5.57)

Staircase to the first floor.
Open plan to the office.

Snug 7'11" x 9'8" (2.42 x 2.97)

Double glazed window to the side aspect.
Wood effect vinyl flooring.
Door to the Ground Floor Bedroom.
Double glazed French doors, opening to the rear garden.

Ground Floor Bedroom 10'5" x 9'10" (3.19 x 3.0)

Double glazed window to the rear aspect.
Radiator.

First Floor

Bedroom One 9'3" x 13'9" (2.83 x 4.20)

Double glazed windows to the rear aspect with sweeping countryside views.
Built in storage.

Bedroom Two 13'0" x 10'0" (3.97 x 3.05)

Double glazed window to the front aspect.
Radiator.
Door to the En Suite.

En Suite

Low level WC.
Wash basin inset into a vanity unit.
Wood effect vinyl flooring.

Bedroom Three 7'4" x 13'4" (2.24 x 4.08)

Double glazed window to the front aspect.

Detached Garage

With power and light.
Rear courtesy door.

External

To the front of the property is a low maintenance, gravelled garden and driveway providing off street parking for several cars.
The well presented rear garden is mainly laid to lawn with raised flower beds and a fishpond.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

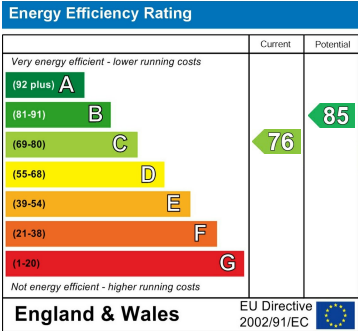
Area Map



Floor Plans



Energy Efficiency Graph



Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com