



# Inglebys

Estate Agents



## 50 Davison Street

Lingdale, TS12 3DU

**£149,950**



A deceptively spacious semi-detached bungalow with two well-proportioned ground floor bedrooms and an additional loft room, with enclosed gardens to the front and rear, off street parking and garage.



This delightful semi-detached bungalow, with two well-proportioned bedrooms and an additional loft room, this property is deceptively spacious, providing ample room for first time buyers, small families, or those looking to downsize for retirement.

The property further benefits from enclosed gardens at the front and rear of the bungalow, with the addition of off street parking and garage.

This bungalow represents exceptional value for money and is available with full vacant possession and no onward chain, making it an attractive option, therefore early viewing is advised.

Tenure: Freehold  
Council Tax: Redcar & Cleveland Band B  
EPC Rating: Await EPC

Entrance Porch

Entrance Hall  
Carpet, radiator, Access to loft room via pull down ladder

Lounge 15'11" x 11'9" (4.87m x 3.59m)  
Located to the rear of the property with views over the back garden, large uPVC double glazed window, electric fire in feature surround, radiator

Kitchen 10'9" x 6'10" (3.3m x 2.1m)  
Located to the rear of the property with a range of wood effect wall base and drawer units, laminate work tops, sink and drainer with mixer tap, electric oven and hob with extractor over, plumbing for washing machine. uPVC window to the rear, uPVC door to the side. Radiator

Utility 8'10" x 7'10" (2.7m x 2.41m)  
Wall cupboards, radiator, uPVC door to the rear, access to the garage.

Shower Room 5'6" x 4'10" (1.69m x 1.49m)  
Walk in shower with disable access, pedestal wash hand basin, uPVC window to the side aspect, radiator

W.C 5'6" x 2'11" (1.69m x 0.91m)  
Low level W.C. uPVC window to the side aspect

Bedroom One 10'11" x 8'9" (3.33m x 2.67m)  
uPVC window to the front aspect, fitted wardrobes, radiator

Bedroom Two 10'6" x 7'3" (3.21m x 2.22m)  
uPVC window to the front aspect, range of fitted wardrobes and over head storage, radiator

Loft Room  
Accessed via a drop down ladder, eves storage, landing area and access to a large room with fitted wardrobes, UPVC window to the side aspect, radiator

Garage 16'6" x 9'9" (5.03m x 2.98m)  
Attached single garage with electric and up and over door

Externally  
Garden to the front with concrete driveway giving access to garage  
Enclosed rear garden, laid to lawn with patio area, established borders

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.

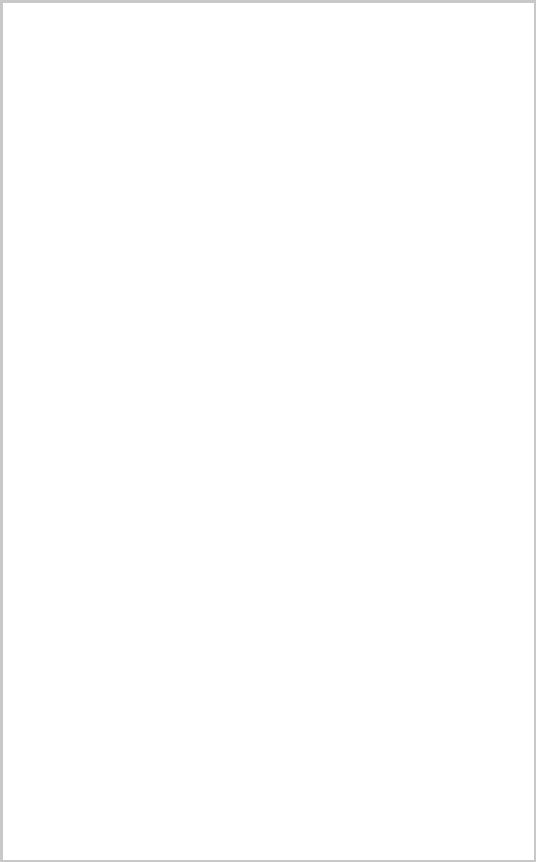
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

