



Inglebys

Estate Agents



25 Lumpsey Close

Brotton Saltburn-By-The-Sea, TS12 2UG

£195,000



Rarely available and located in a much sought after cul-de-sac, a much loved, and meticulously maintained, extended three bedroom semi-detached bungalow, with driveway, garage, and gardens to the front and rear.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: Await EPC

Entrance Porch 6'9" x 4'1" (2.07m x 1.26m)

Brick built with uPVC windows and doors

Living Room 19'7" x 12'9" (5.98m x 3.91m)

uPVC window to the front aspect, Gas fire in feature surround, laminate flooring, radiator

Kitchen/Diner 23'3" x 8'10" (7.1m x 2.7m)

uPVC window to the side aspect, uPVC door to the utility. Range of wall base and drawer units, laminate effect work tops, slot in electric oven and hob with extractor, stainless steel sink and a half with drainer and mixer tap.

Arch to dining area with uPVC double glazed French doors giving access to the rear garden

Conservatory 13'9" x 11'7" (4.21m x 3.55m)

Modern uPVC construction with dwarf brick wall to two sides, radiator

Bedroom One 12'4" x 11'10" (3.77m x 3.62m)

uPVC window to the front aspect, radiator

Bedroom Two 13'1" x 5'1" (4.00m x 1.56m)

uPVC window to the rear aspect, radiator

Bedroom Three 9'6" x 7'4" (2.91m x 2.24m)

uPVC window to the rear aspect, radiator

Shower Room 6'6" x 6'2" (1.99m x 1.89m)

Recent bathroom with large walk in shower cubicle, low level w.c and wash hand basin in vanity, towel rail, uPVC window.

Utility 11'0" x 4'11" (3.37m x 1.5m)

Brick built utility to the side of the kitchen with brick dwarf wall and uPVC windows door to the side and rear gardens, plumbing for washing machinr.

Externally

Garage

Attached single garage with up and over door accessed via a single driveway

Front Garden

Established borders surround an attractive gravelled area

Rear Garden

Enclosed private low maintenance rear garden which has been meticulously maintained with established borders and a large variety of shrubs and bushes

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.

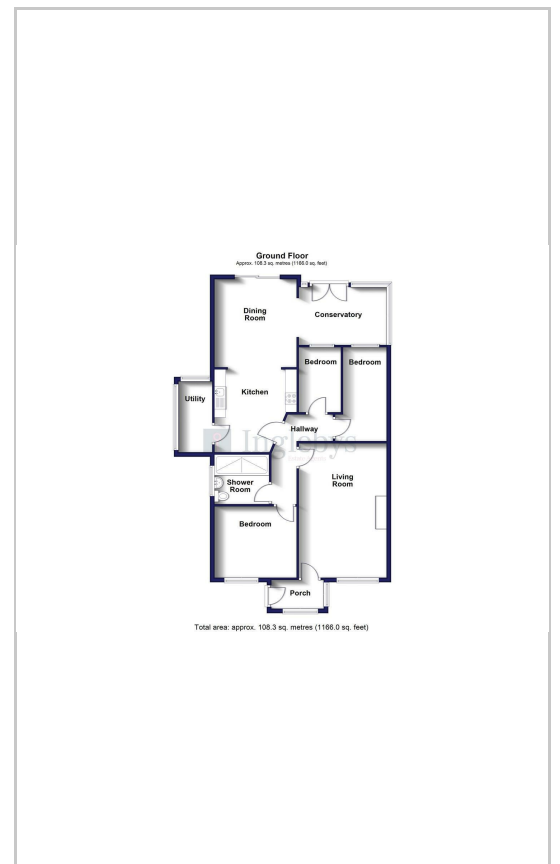
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

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	