



21 Lingmell Road, Redcar
£229,950





21 Lingmell Road

Redcar

Extended family home in popular Redcar location. Spacious inside and out. Close to amenities, schools, and transport. Freehold. Council Tax Band C. Early viewing advised.

- Extended Semi Detached Property
- Three Bedrooms
- Loft/Storage Room
- Fantastic Family Size Property
- Spacious Both Inside & Out
- Sitting on a 10th of an Acre Plot
- Sought After Residential Location
- Garage
- Generous Garden

21 Lingmell Road

Redcar

Located within a highly popular and sought after residential location in Redcar, this extended family home offers spacious living both inside and out and is brilliant for local amenities, schooling and transport links. Early viewing is essential as high interest is anticipated.

Tenure - Freehold

Council Tax Band C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance

7' 0" x 2' 2" (2.14m x 0.66m)

With UPVC entrance door, Quarry tiled flooring and further door to the hall.

Hall

7' 3" x 10' 10" (2.22m x 3.30m)

A spacious hallway with radiator, UPVC window, staircase to the first floor and panelled doors to the living room and kitchen breakfast room.

Living Room

11' 9" x 14' 5" (3.58m x 4.39m)

With neutral decoration and feature wall, neutral carpet, radiator, UPVC window and part glazed doors to the dining room.

Dining Room

10' 11" x 10' 11" (3.34m x 3.34m)

A nicely presented room with laminate flooring, radiator, access to the kitchen breakfast room and family room.

Family Room

18' 0" x 12' 0" (5.48m x 3.65m)

5.48m reducing to 2.91m x 3.65m reducing to 1.74m A fantastic versatile extended space with flooring flowing through from the dining room, feature wall, radiator and UPVC French doors open onto the rear garden sundeck.

Kitchen Breakfast Room

8' 0" x 18' 11" (2.43m x 5.77m)

A shaker style fitted kitchen with stainless steel handles and soft closing doors, roll edge worktops, freestanding Rangemaster cooker with matching extractor hood, part metro tiled walls, modern style vinyl flooring, breakfast bar area, radiator, UPVC window and doors to the hall, dining room and utility.



Utility

12' 0" x 7' 5" (3.66m reducing to 1.29m x 2.26m reducing to 1.56m) With cupboard storage, stainless steel sink unit, plumbing for washing machine, wall mounted Baxi boiler, diner style vinyl flooring, UPVC window, part glazed door to the rear garden and further door to the covered side entrance.

Covered Side Entrance

4' 7" x 16' 9" (1.39m x 5.10m)

A useful space giving access to the garage and utility with easy access from the driveway.

Garage

9' 0" x 17' 11" (2.75m x 5.45m)

With up and over entrance door, power, lighting, shelved storage, UPVC window and handy side access door.

FIRST FLOOR

Landing

7' 11" x 7' 2" (2.42m x 2.19m)

With panelled doors to all rooms including a staircase to the second floor.

Bedroom One

11' 3" x 12' 6" (3.42m x 3.82m)

A spacious well-presented room with masses of integrated storage, radiator and a UPVC window overlooks the rear garden.

Bedroom Two

11' 11" x 12' 9" (3.64m x 3.89m)

3.64m reducing to 1.69m x 3.89m reducing to 3.18m A double room with radiator and UPVC window.

Bedroom Three

7' 3" x 8' 5" (2.22m x 2.57m)

A single room with neutral décor including carpet, radiator and UPVC window.



Bathroom

7' 10" x 9' 4" (2.40m x 2.84m)

A spacious family bathroom with an over bath thermostatic shower, fully tiled walls with mosaic inserts, oak fronted vanity storage unit, chrome ladder radiator, vinyl flooring and twin UPVC windows.

SECOND FLOOR

Loft/Storage Room

12' 6" x 12' 6" (3.80m x 3.81m)

Currently used as a fourth bedroom with neutral decoration, twin eaves storage cupboards, stainless steel downlighters and twin Velux style roof windows with integrated blinds.

EXTERNALLY

Parking & Garden

The front of the property benefits from an impressive, imprinted driveway offering parking for numerous vehicles and open views over the Racecourse. The fantastic family size rear garden is laid to lawn with slated borders and fruit trees, twin raised sun decks and further paved patio area with potting shed. An excellent garden for entertaining friends and family.

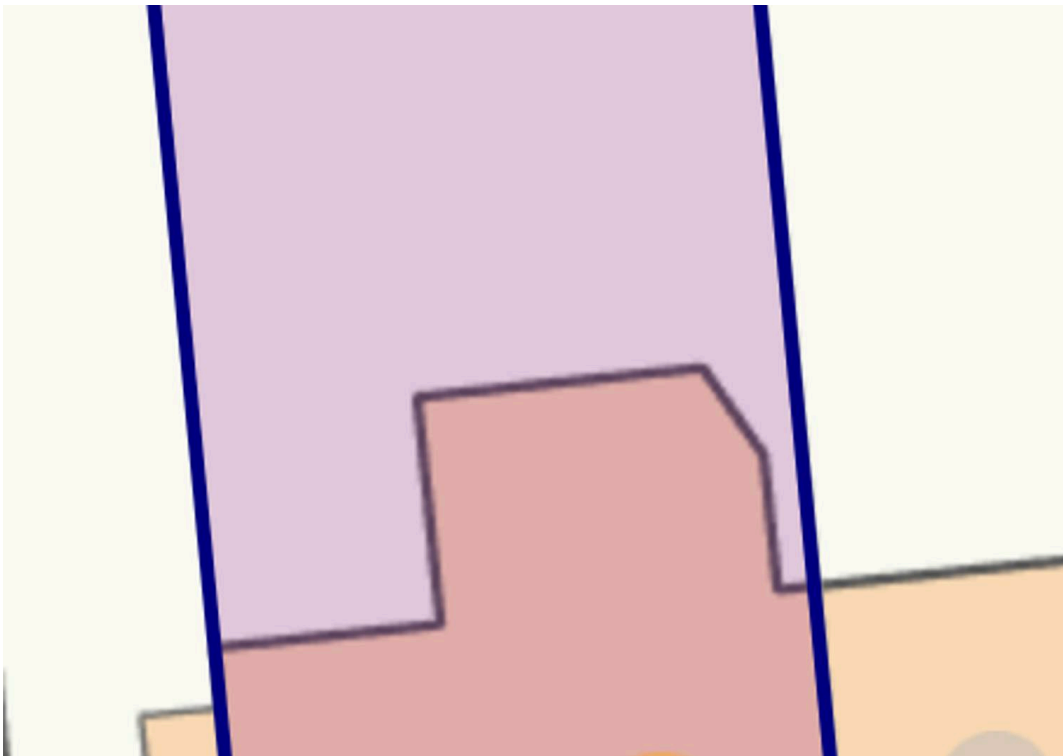
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: CF/LS/RED260522/20082026







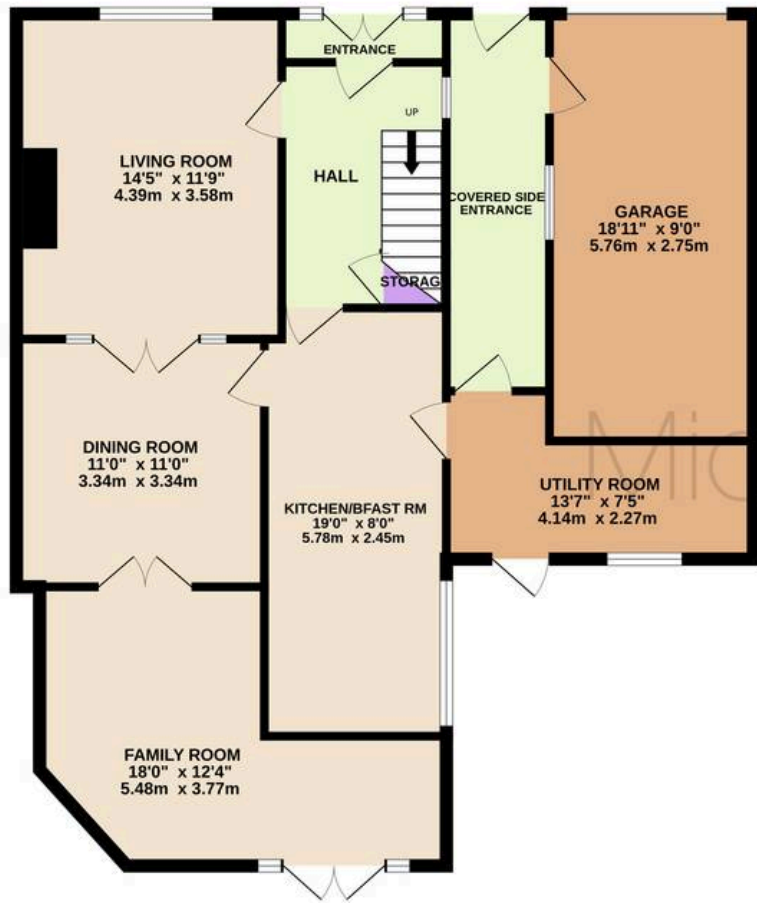


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

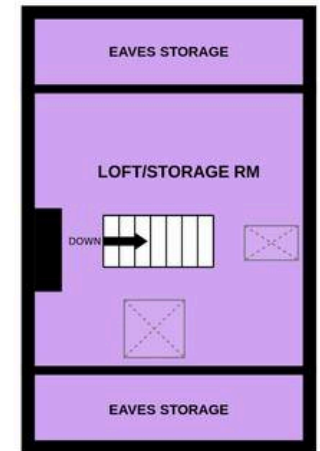
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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