



54 High Street

Lingdale, TS12 3DW

£79,995



Centrally located for all local amenities, a deceptively spacious 2 bedroom mid terraced residence, with open plan living, principal bedroom with ensuite, and open views to the rear, an ideal first time buy.



This delightful terraced house on High Street presents an excellent opportunity for first-time buyers. The property boasts an open plan living area that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

Upstairs, you will find two well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, offering a private retreat for your morning routine. The second bedroom is versatile and can easily serve as a guest room or a home office, catering to your lifestyle needs.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

Entrance Hall

uPVC door, radiator, large understairs storage cupboard

Living Room/Kitchen 10'7" x 23'10" (3.23m x 7.28m)

Open plan living area with windows to the front and rear. Living room with wall panelling, electric fire in feature surround, radiator. Kitchen area has a range of wall base and drawer units, stainless steel sink and a half with mixer tap, slot in electric oven and hob, extractor fan, wood effect laminate work tops

Utility 8'7" x 5'7" (2.62m x 1.72m)

Range of base units, laminate effect worktops, stainless steel sink with drainer, plumbing for washing machine, uPVC window, wall mounted combi boiler

Stairs to first floor

Landing

Radiator, loft access

Bedroom One 12'10" x 10'7" reducing to 7'3" (3.93m x 3.25m reducing to 2.23m)

uPVC window to the front aspect, storage cupboard

En-Suite 7'9" x 3'0" (2.37m x 0.93m)

Fully tiled glazed shower cubicle with folding glass door, low level w/c, wash hand basin in vanity unit

Bedroom Two 12'0" x 7'10" (3.67m x 2.41m)

uPVC window to the rear, radiator, built in storage cupboard

Family Bathroom 8'8" x 5'7" (2.66m x 1.72m)

2 X uPVC windows, panel bath low level w.c, pedestal wash hand basin, chrome towel rail

Externally

Enclosed rear yard

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.

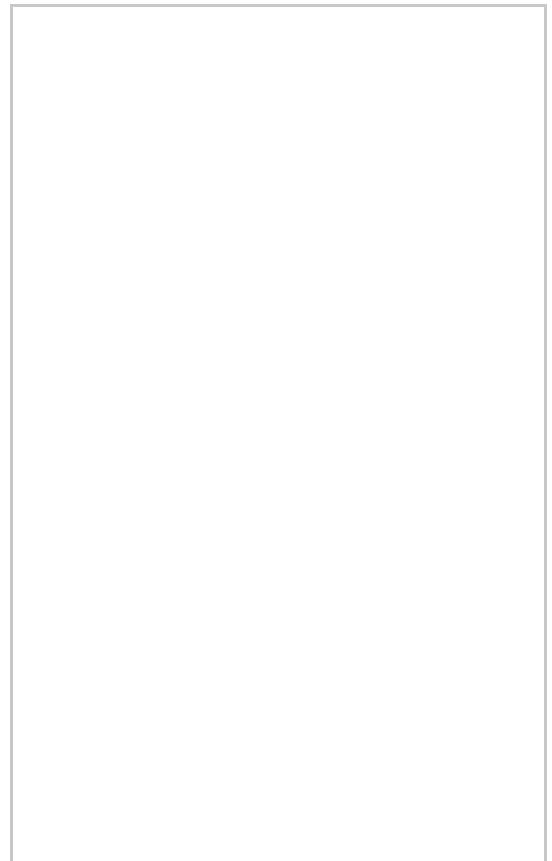
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

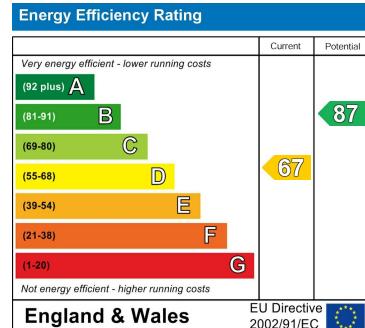
Area Map



Floor Plans



Energy Efficiency Graph



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.