



# Inglebys

Estate Agents



## 17 Lingmell Road

Redcar, TS10 4JY

**£189,950**



Located at Lingmell Road in Redcar, this delightful house is an opportunity to purchase a spacious family home in a desirable area.

With two generously sized reception rooms, three double bedrooms and a large loft that could be used to create another room (with the relevant permissions), an expansive rear garden, split into three different areas - a true gardeners dream! Off street parking and a detached garage.

Call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: C

EPC Rating: C

Entrance Hallway

Double glazed French doors to the Porch.  
Ceramic tile flooring.  
Spacious hallway with a double glazed window to the side aspect.  
Staircase rising to the first floor.  
Under-stair storage cupboard.

Living Room 13'11" x 11'6" (4.25 x 3.53)

Double glazed window to the front aspect.  
Electric fire with a wooden surround and a marble effect back and hearth.  
Exposed wood flooring.  
Archway to the Dining Room.

Dining Room 10'11" x 10'9" (3.35 x 3.30)

Double glazed patio doors, opening to the conservatory.  
Door to the Kitchen.  
Exposed wood flooring.

Conservatory 11'11" x 9'10" (3.65 x 3.0)

Double glazed throughout and a single door to the rear garden.  
Ceramic tile flooring.

Kitchen 10'11" x 7'11" (3.35 x 2.43)

Double glazed window to the rear aspect.  
A range of fitted wall ans base units with granite effect roll top work surfaces.  
Tiled splashbacks.  
Electric and Gas connections for a cooker.  
Plumbing for a washing machine.  
Laminate flooring.  
Door to the rear garden.

First Floor Landing

Double glazed window to the side aspect.  
Loft access hatch to the spacious loft area.

Bedroom One 12'11" x 11'9" (3.96 x 3.60)

Double glazed window to the front aspect.  
A range of fitted wardrobes and storage cupboards.

Bedroom Two 12'8" x 11'3" (3.88 x 3.45)

Double glazed window to the rear aspect.  
Built in wardrobes.

Bedroom Three 8'4" x 7'3" (2.56 x 2.23)

Double glazed window to the front aspect.

Family Bathroom 7'11" x 7'3" (2.43 x 2.23)

Double glazed, frosted window to the side aspect.  
Panelled bath with shower over and glass shower screen.  
Pedestal wash basin.  
Airing cupboard housing a combination boiler.  
Fully tiled walls.

Separate WC

Double glazed, frosted window to the side aspect.  
Low level WC.  
Fully tiled walls.

Rear Garden

A large rear garden, split into three spaces and including a paved patio area, established shrubs, trees and bushes, a wooden shed and access to the Garage.

Garage

Up and over door.  
Power and light.  
Side courtesy door.

Front Garden

To the front of the property is a concrete drive, providing access to the Garage and off street parking and a well established low maintenance garden.

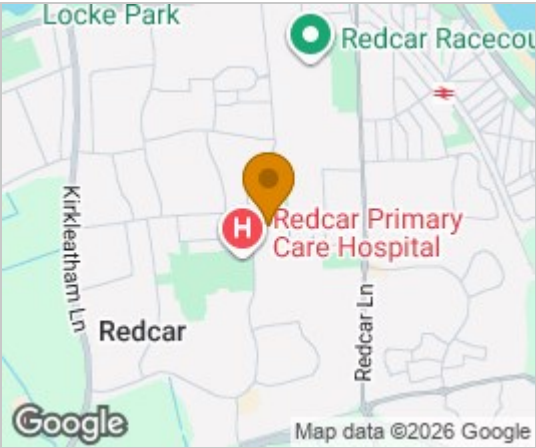
Disclaimer

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.

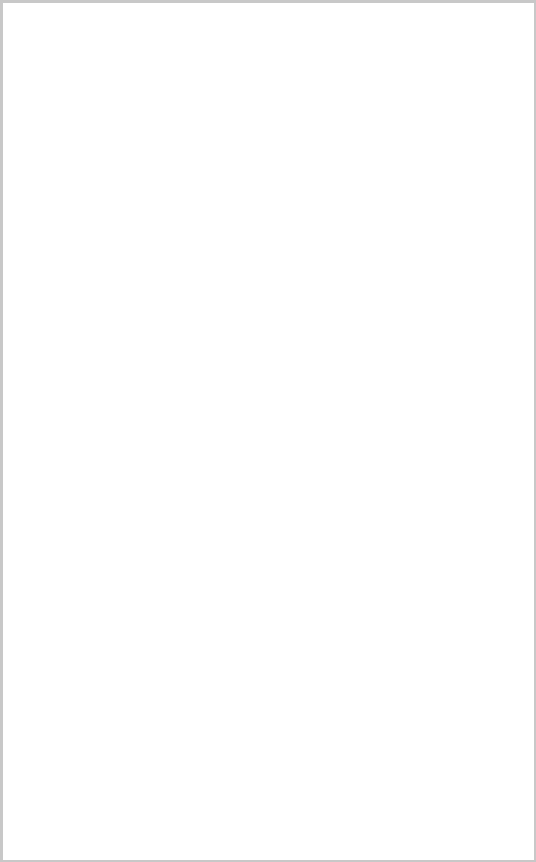
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

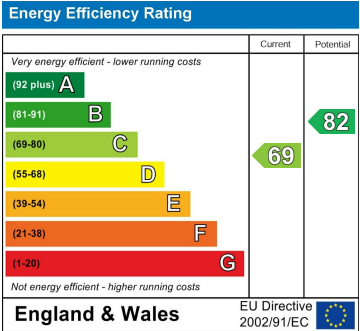
Area Map



Floor Plans



Energy Efficiency Graph



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