



# Inglebys

Estate Agents



## 51 Balmoral Road

Lingdale Little Moorsholm, TS12 3HP

**£130,000**



4-Bedroom Semi-Detached Dormer Bungalow – Little Moorsholm, Lingdale.

A four-bedroom semi-detached dormer bungalow situated in the popular Little Moorsholm area of Lingdale, offering excellent potential for those looking to modernise and create their ideal home.

This property requires refurbishment but presents a fantastic opportunity to extend or reconfigure the living space to suit individual tastes. It includes a garage and off-street parking, plus a private garden, providing ample scope for outdoor living and development.

Please note, the property has tested positive for shale, and the price reflects this consideration.



This property is ideal for buyers looking for a project with long-term potential in a desirable residential area. Early viewing is advised to fully appreciate the possibilities on offer.

Tenure: Freehold

Council Tax Band - C

EPC Rating: D Rating

**Entrance**

Carpet. Radiator.

**Kitchen 13'2" x 8'10" (4.02m x 2.70m)**

uPVC window to rear aspect. A range of wall, drawer and base units. Composite sink with drainer. Laminate worktops. Electric oven and hob. Partially tiled. Plumbing for washing machine. Vinyl flooring.

**Living Room 16'11" x 10'4" (5.16m x 3.16m)**

uPVC sliding doors to the rear aspect. Gas fire with wooden surround. Radiator. Sliding doors leading to Dining Room. Carpeted.

**Dining Room 11'8" x 10'4" (3.56m x 3.15m)**

uPVC window to front aspect. Carpeted. Stairs leading to first floor. Radiator.

**Bedroom One 9'10" x 8'11" (3.02m x 2.73m)**

uPVC window to front aspect. Radiator. Carpeted.

**Bathroom 6'4" x 5'5" (1.95m x 1.67m)**

uPVC window. Low level W/C. Pedestal sink. Panel bath with mixer tap. Partially tiled. Radiator. Vinyl flooring.

**First Floor**

**Bedroom Two 11'5" x 8'10" (3.48m x 2.71m)**

uPVC window to front aspect. Carpeted. Radiator.

**Bedroom Three 11'0" x 8'10" (3.37m x 2.71m)**

uPVC window to side aspect. Radiator. Storage. Carpeted.

**Bedroom Four 10'5" x 8'11" (3.18m x 2.74m)**

uPVC window to the rear aspect. Carpeted. Radiator.

**External**

**Front Elevation**

The property enjoys an attractive front elevation with a low-maintenance gravelled garden.

**Rear Elevation**

The property benefits from a low-maintenance, gravelled rear garden,

**Garage**

The garage requires updating and remedial works, presenting an ideal opportunity for buyers to enhance or reconfigure to suit their needs.

**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.

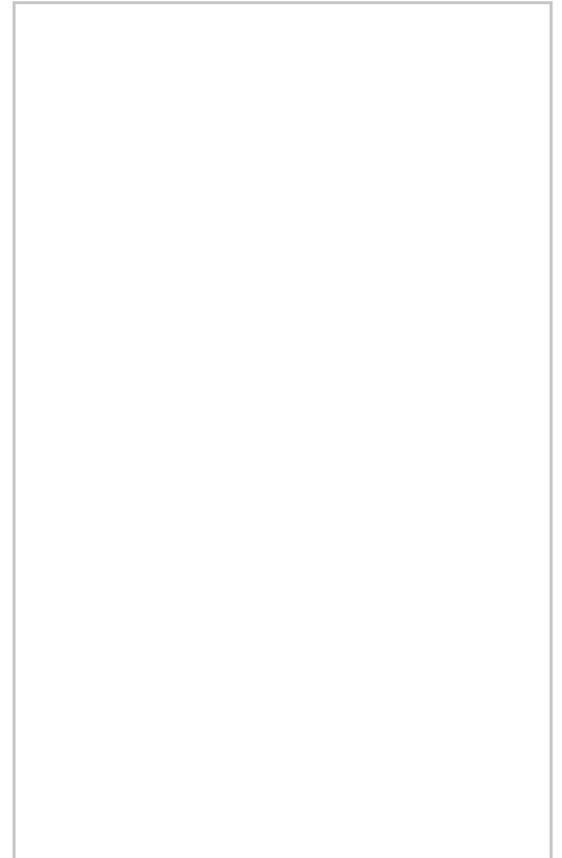
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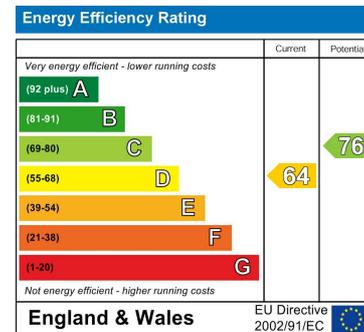
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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