



2 Lingmell Road
Redcar, TS10 4JY

£240,000



Energy Rating : D



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Description

Under the careful & considered hands of the current sellers this lovely home has not only been constructed but improved & re-modelled over the years to create a unique home that radiates a humble elegance and warmth. This lovely home is bursting with key selling features from multiple reception rooms perfect for growing into and entertaining to the extensive wrap around gardens that not just enjoy a good degree of privacy but also boats a SOUTH-facing aspect to the rear. So if your looking for something a little different that you can improve & finish in your own styling, then stop what you are doing and look no FURTHER!!! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, hallway, downstairs cloaks/wc living/sitting room, heart of the home open plan modern fitted kitchen/dining/family room and conservatory. To the first-floor; three well-sized bedrooms and family bathroom/WC. Externally; driveway, detached garage and extensive wrap around gardens.

Accommodation

Entrance Porch

Upvc double glazed entrance door to the side and an inner door to the hallway.

Hallway

Inner door to the side with adjacent glazed surround, double radiator and access to the first floor staircase.

Open Plan Living/Sitting Room *11' 4" x 27' 1" (3.45m x 8.25m)*

A light and airy dual aspect room with upvc double glazed window to the front and either side, two double radiators a feature gas fire, wall lights and decorative ceiling coving.

Inner Lobby

Understairs storage area, access to the kitchen and access to the downstairs cloakroom.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin, tiled surrounds, LVT flooring and a upvc double glazed window to the side.

Heart of the Home Open Plan Fitted Kitchen/Dining/Family Area *12' 10" x 26' 11" (3.91m x 8.20m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated under counter fridge and under counter freezer. Concealed gas central heating boiler, built in double oven with gas hob and cooker hood over. Stylish LVT flooring, pvc clad ceiling with downlights, double radiator, upvc double glazed window to either side and upvc double glazed french doors to the rear with adjacent glazed surround.

Conservatory *8' 4" x 19' 6" (2.54m x 5.94m)*

Upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden. Upvc double glazed windows to either side, stylish tiled flooring and wall lights.

First Floor

Landing

Upvc double glazed window to the side, double radiator, useful storage cupboard and independent access to all rooms.

Master Bedroom *10' 5" x 11' 5" (3.17m x 3.48m)*

Upvc double glazed window to the side, double radiator, fitted bedroom furniture including drawers, overhead units and wardrobes.

Bedroom 2 *10' 7" x 12' 11" (3.22m x 3.93m)*

Upvc double glazed window to the side, double radiator and fitted wardrobes.

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Bedroom 3 11' 5" x 8' 1" (3.48m x 2.46m)

Upvc double glazed window to the side, double radiator, wardrobes and dressing unit.

Family Bathroom 10' 0" x 7' 9" (3.05m x 2.36m)

Suite comprising of a panel bath, separate shower cubicle, pedestal wash hand basin, push button wc, double radiator, useful storage cupboard, tiled surrounds and a upvc double glazed window to the side.

Externally

Driveway

Located to the rear of the property and leads to the detached garage and offering ample off street parking.

Detached Garage

To the rear of the property and sits in the garden with an up and over door.

Gardens

Extensive wrap around gardens with the front/side being mainly laid to lawn with concrete footpaths and attractive borders of shrubs and plants. The rear garden/side enjoys a good degree of privacy and benefits from a South facing aspect making it ideal for the sunworshippers. Being designed for low maintenance being mainly laid to a block paved area with attractive plant filled borders of shrubs and plants. Greenhouse, side access gate and rear access gate.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.