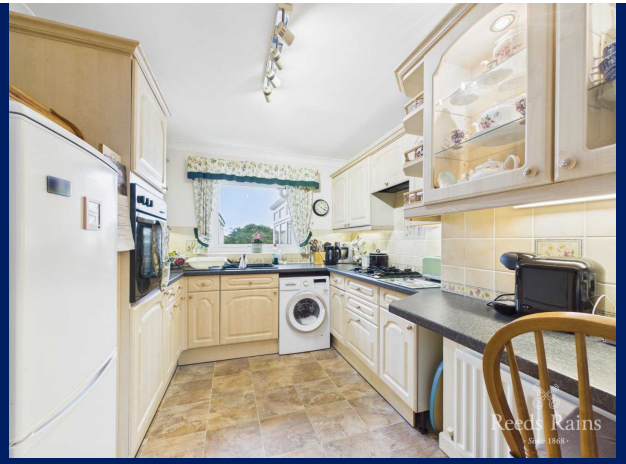






25 Balmoral Road, Lingdale, Saltburn-by-the-Sea, North Yorkshire, TS12 3HW

reedsrains.co.uk

Asking Price: £165,000
Freehold

The Property Ombudsman

Reeds Rains







Backing onto open fields with a lovely outlook from the rear, a beautifully presented Two Bedroom Semi-Detached Bungalow that has been de-shaled and a fine example of one level living.

Notable highlights include gas central heating complimented by UPVC double glazing, a welcoming rear aspect lounge with double doors to a conservatory, a breakfast kitchen with a built-in oven, hob and breakfast bar, and a modern shower room. Outside there is a long driveway, carport and a detached single garage. There are well tended and easy care gardens to the front and rear - the rear is not overlooked.

This small private development is much sought after with its great sense of community. The village of Lingdale is only minutes walk away and is served by a restaurant pub, a shop, pharmacy, a fish and chip shop and bus services. The location is also ideal for country walks and coastal areas, including the historic Victorian town of Saltburn,

We cannot recommend this property highly enough and is much deserving of your time for an early viewing.







- Fine Example Of One Level Living
- Backs Onto Open Fields
- De-Shaled
- Conservatory
- Two Double Bedroom Semi-Detached Bungalow
- Fitted Kitchen With Oven & Hob
- Carport & Garage
- Small Private Development
- Modern Shower Room
- Early Viewing Recommended

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - B

Council Tax Estimate £1,979

Flood Risk:

Rivers & Seas - Very low Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION

L Shaped Hallway
Lounge 10'4" x 17'5" (3.15m x 5.3m)
Conservatory 11'2" x 8'7" (3.4m x 2.62m)
Fitted Kitchen 8'9" x 13'1" (2.67m x 4m)
Bedroom 1 10'4" x 12'11" (3.15m x 3.94m)
Bedroom 2 8'11" x 9'8" (2.72m x 2.95m)
Tiled Bathroom/W.C

EXTERNAL

Long Driveway
Car Port
Detached Single Garage

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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