

**FOR SALE**



**High Street, Lingdale**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£90,000**

**MARTIN&CO**



## High Street, Lingdale

3 Bedrooms, 1 Bathroom

**£90,000**

- Outstanding Views.
- Two Reception Rooms.
- Split Level Reception Rooms.
- Good Size Galley Style Kitchen
- Yard/Courtyard



**FULL DESCRIPTION** This property would be an ideal first time buyer/investment purchase. The mid-terraced house is three bedrooms and has amazing views to the rear of the property. The floorplan comprises of an entrance hallway, living/dining room on a split level with French doors opening onto the rear. A modern fitted kitchen with a range of wall/ base units and comes with a spectacular view. The upper level comprises of three bedrooms and a fitted bathroom suite. External: Rear yard. Usage of a rear garden and street parking to the front.

### INTERNAL

#### GROUND FLOOR

**HALLWAY** Carpet Flooring  
1 x Double Glazed Door

**LIVING ROOM** Fire Surround  
Stairs to upper level  
Carpet Flooring  
Storage Cupboard  
1 x Radiator  
1 x Double Glazed Window (front elevation)  
Split level stairs to dining room

**DINING ROOM** French Doors (double glazed to rear yard)  
Carpet Flooring  
Coved Ceiling  
Radiator

**KITCHEN** 1 x Rear Double Glazed Window  
Flooring  
Radiator Heated Towel Rail  
Wall & Base Units



UPPER FLOOR

BEDROOM 1 x Double Glazed Window (rear elevation)  
 Carpet Flooring  
 1 x Radiator

BEDROOM 1 x Double Glazed Window (front elevation)  
 1 x Radiator  
 Carpet Flooring  
 Coved Ceiling

BEDROOM 1 x Double Glazed Window (front elevation)  
 Carpet Flooring  
 Coved Ceiling  
 1 x Radiator

BATHROOM Bath (mixer taps)  
 Vanity Wash basin  
 Heated Towel Rail  
 Shower

Tiled  
 1 x Double Glazed Window (rear elevation)

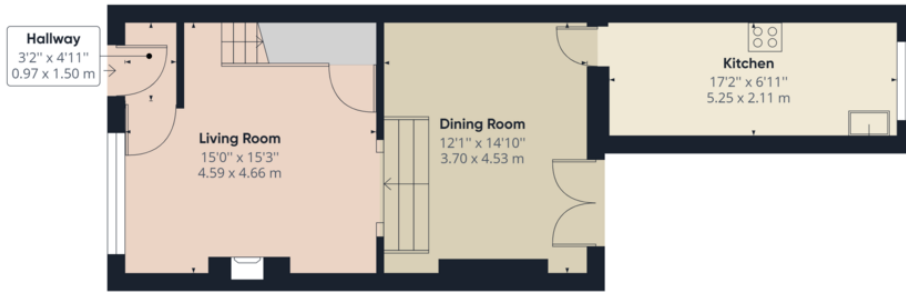
EXTERNAL Rear Yard access to alleyway and access to dining room.  
 On road parking to the front of the property.



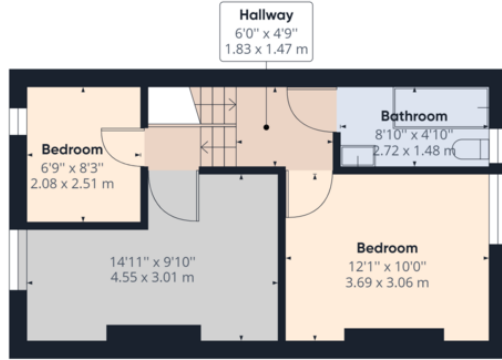


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
905.18 ft<sup>2</sup>  
84.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

