



# Inglebys

Estate Agents



## 54 Glebe Gardens

Easington, TS13 4NN

**£135,000**



Located in the sought after area of Glebe Gardens in Easington this two bedroom, semi-detached bungalow offers fantastic potential and is priced to sell. In need of some modernisation throughout, the property benefits from single garage with workshop to the rear, driveway with front and rear gardens.



An opportunity to purchase this two bedroom, semi-detached bungalow offering fantastic potential, currently heated via storage heaters and in need of some upgrading throughout, the property is situated in a quiet location with front and rear gardens, off street parking, garage and workshop.

Tenure: Freehold

Council Tax Band: B

EPC Rating: To Follow.

**Hallway**

Access the property from a timber porch off the driveway, carpet to the floor with loft access and airing cupboard housing the immersion tank, large storage heater.

**Lounge 17'10" x 12'9" (5.44m x 3.89m)**

A spacious lounge with large uPVC window to the front aspect, brick fireplace and carpet to the floor, access to the kitchen and storage heater.

**Kitchen 9'2" x 7'4" (2.81m x 2.26m)**

Range of wall and base units with laminated worktops and tiled splashbacks, stainless steel sink/drainer with uPVC windows to the front and side aspect, plumbing for washing machine, eye level double oven, ceramic hob, tile effect vinyl flooring.

**Bathroom 7'4" x 5'5" (2.24m x 1.67m)**

A green bathroom suite with electric shower and glass screen over the bath, carpet to the floor, electric wall heater, part tiled walls and uPVC window to the side aspect.

**Bedroom One 11'2" x 11'1" (3.42m x 3.40m)**

A double bedroom with fitted wardrobes and drawers, carpet to the floor and uPVC window to the rear aspect.

**Bedroom Two 8'11" x 7'11" (2.72m x 2.42m)**

With carpet to the floor, fitted wardrobe, uPVC window to the rear aspect.

**Externally**

**FRONT.**

The front garden is low maintenance and currently laid with gravel, the driveway has sufficient space for up to two cars and provides access to the detached single garage with wooden double doors. The garage benefits from lighting and electricity, with a doorway to the rear providing access to workshop. There is also side access from the workshop to the driveway and rear garden.

**REAR.**

The rear garden is accessed from the wooden gate and driveway, has mature borders and part paved.

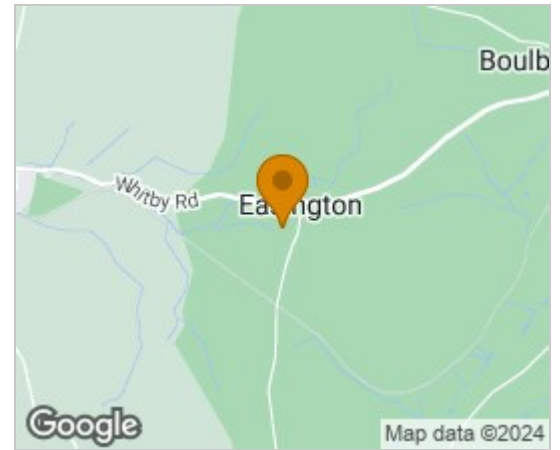
**Disclaimer**

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.

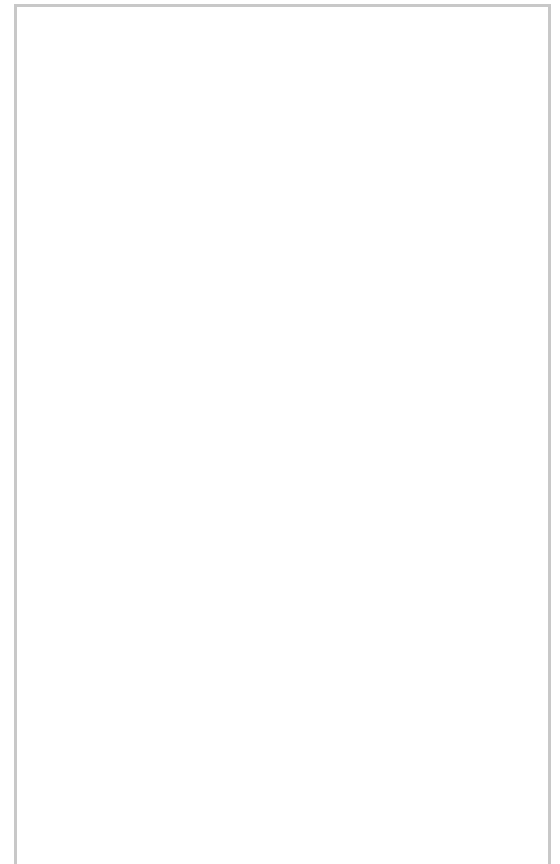
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

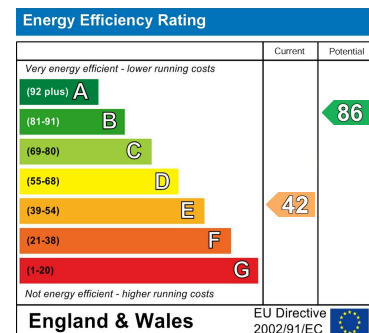
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com