



PH ESTATE AGENTS



## 6 Liverton Road

Loftus, Saltburn-By-The-Sea, TS13 4PY

£90,000



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## ENTRANCE

6'8 x 3'1 (2.03m x 0.94m)

Entering through a Brown wooden door is a ample size passage which gains access to the first floor and reception room

## RECEPTION ROOM

20'2 x 10'11 (6.15m x 3.33m)

The spacious reception room boasts a large front-facing window that floods the space with natural light, complemented by a radiator and a fire surround. This generously sized room offers ample space to comfortably accommodate both living and dining furniture, creating a versatile and inviting area for relaxation and entertaining.

## KITCHEN

9'8 x 7'4 (2.95m x 2.24m)

The kitchen features an array of crafted wooden wall cabinets, base units, and spacious drawer compartments, all enhanced by the convenience of a built-in oven. This well-appointed room provides seamless access to the property's charming rear yard and is illuminated by a window that offers a delightful view of the side aspect.

## LANDING

8 x 5'5 (2.44m x 1.65m)

The landing gains access to the two spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

9'9 x 12'5 (2.97m x 3.78m)

The bedroom is spacious enough to accommodate a double bed along with smaller storage units. It is enhanced by a large window that allows natural light to flood the room and a well-placed radiator that ensures warmth and comfort.

## BEDROOM TWO

8'1 x 8'5 (2.46m x 2.57m)

The second bedroom is designed to comfortably accommodate a single bed along with smaller storage units, providing a cozy yet functional space. This room is enhanced by the presence of a window that allows natural light to brighten the area, and a radiator that ensures a warm and inviting atmosphere.

## BATHROOM

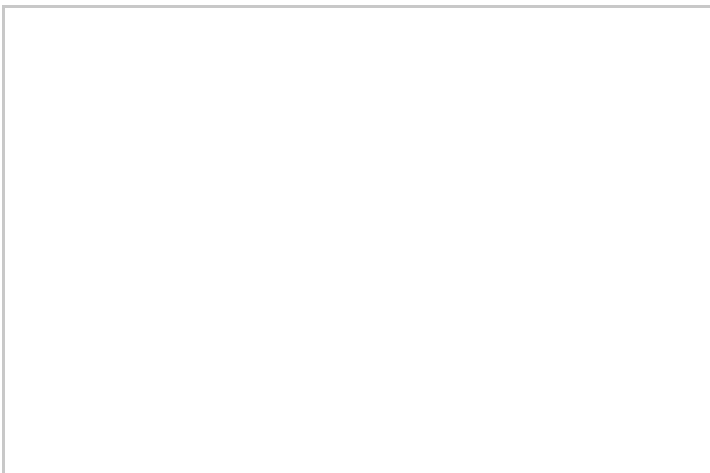
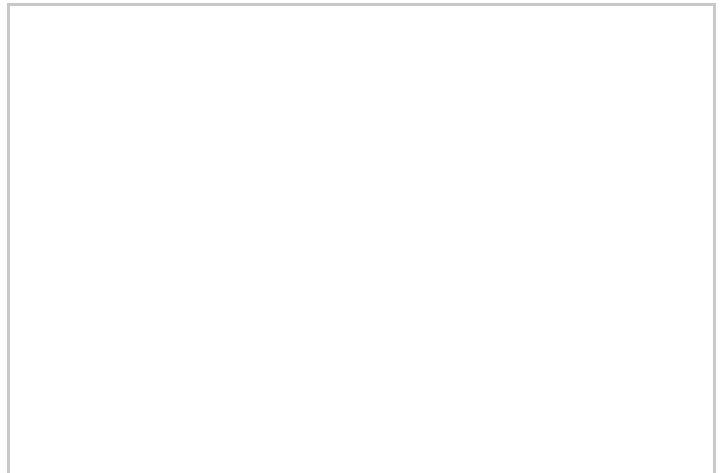
9'8 x 7'2 (2.95m x 2.18m)

The family bathroom boasts a stylish paneled bathtub equipped with convenient shower attachments, complemented by a sleek toilet

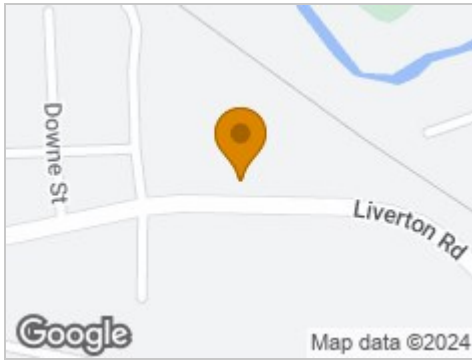
and sink combination that features ample storage space within the cupboards beneath. This inviting room is bathed in natural light from a frosted window, and is kept cozy with a well-placed radiator.

### EXTERNAL

The property offers on-street parking and a rear yard with amenities just a short walk away



## Road Map



## Hybrid Map



## Terrain Map



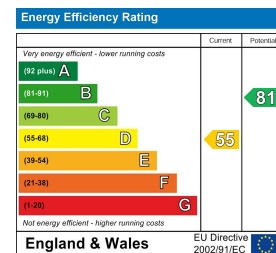
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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