



## 16 West Road

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

£90,000



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## ENTRANCE

9'9 x 3'5 (2.97m x 1.04m)

Upon entering through a pristine White UPVC double glazed door from the quaint and charming front garden, you are welcomed by a spacious and inviting hallway. This generously sized hallway serves as the perfect introduction to the home, providing access to both the cozy reception room and the staircase leading to the first floor.

## RECEPTION ROOM

23'4 x 13'4 (7.11m x 4.06m)

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

8'10 x 7'11 (2.69m x 2.41m)

The kitchen is equipped with an array of wall-mounted, base, and drawer units, offering ample storage space. There's a designated area for a freestanding cooker and a fridge freezer, ensuring the room remains functional and organized. A large UPVC double-glazed

window allows natural light to flood the space while providing a charming view of the yard. Additionally, the room features a UPVC double-glazed door, seamlessly connecting the kitchen to the outdoor area.

## LANDING

7'4 x 6'4 (2.24m x 1.93m)

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

## BEDROOM ONE

15'2 x 12'5 (4.62m 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

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.

## BEDROOM THREE

12'5 x 11'9 (3.78m x 3.58m)

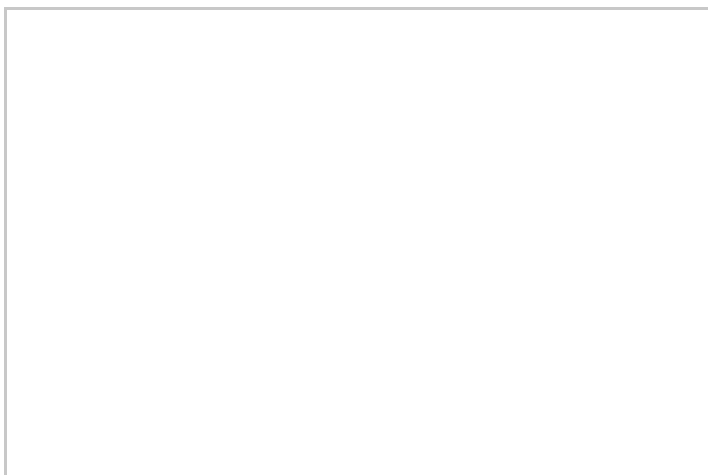
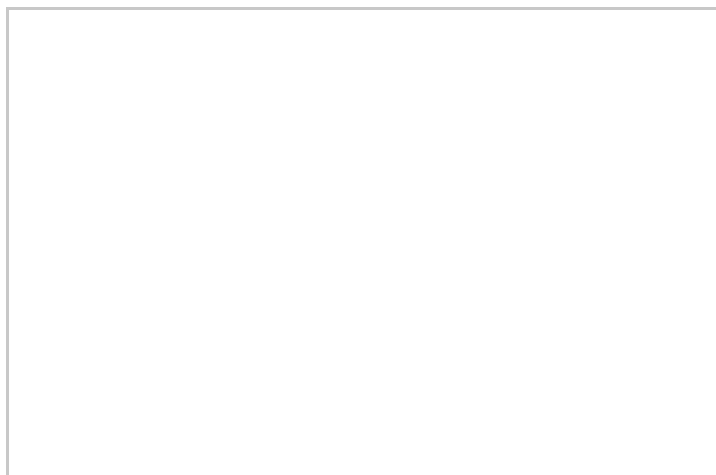
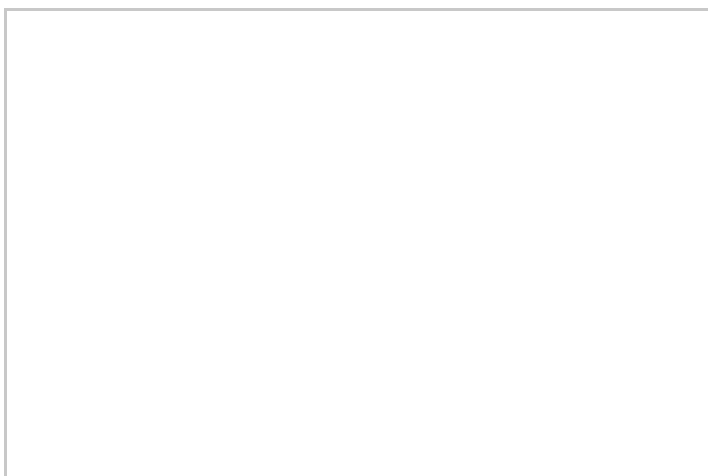
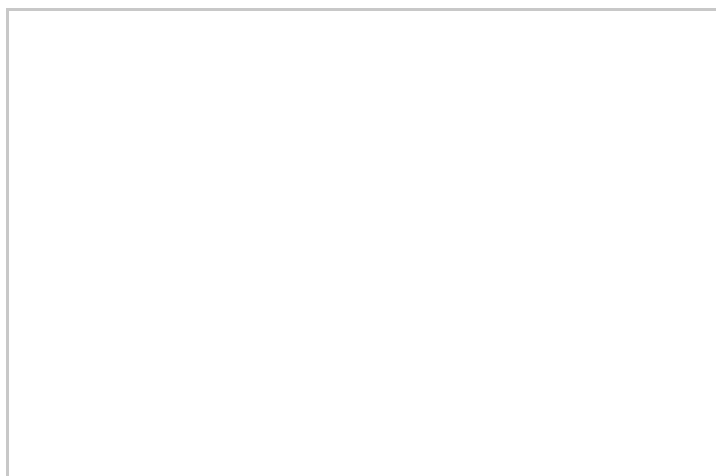
## BATHROOM

8'9 x 7'8 (2.67m x 2.34m)

The family bathroom features a spacious corner bath perfect for relaxation, a sleek hand basin, and a modern low-level W/C. Natural light filters through a frosted UPVC double-glazed window, adding a touch of privacy, while a radiator ensures the room stays warm and inviting.

## EXTERNAL

The property offers on-street parking, a charming front garden and rear yard



## Road Map



## Hybrid Map



## Terrain Map



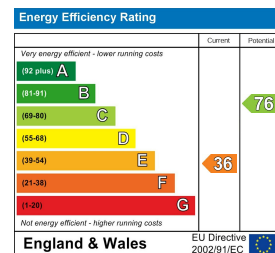
## Floor Plan



## 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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