



PH ESTATE AGENTS



16 West Road
Loftus, Saltburn-By-The-Sea, TS13 4RP

£85,000



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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are

provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

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)

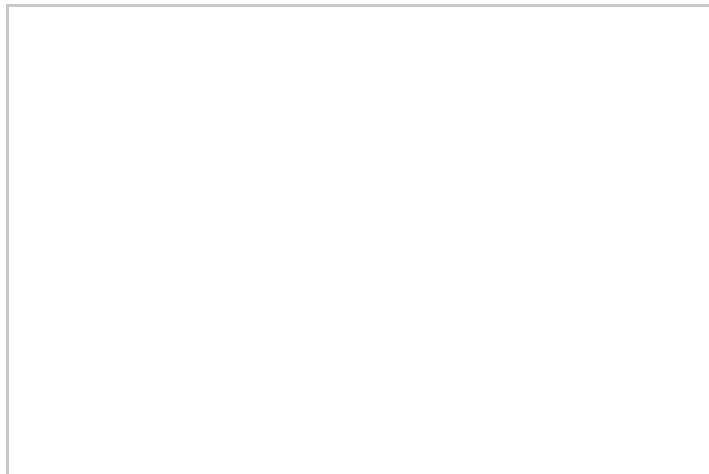
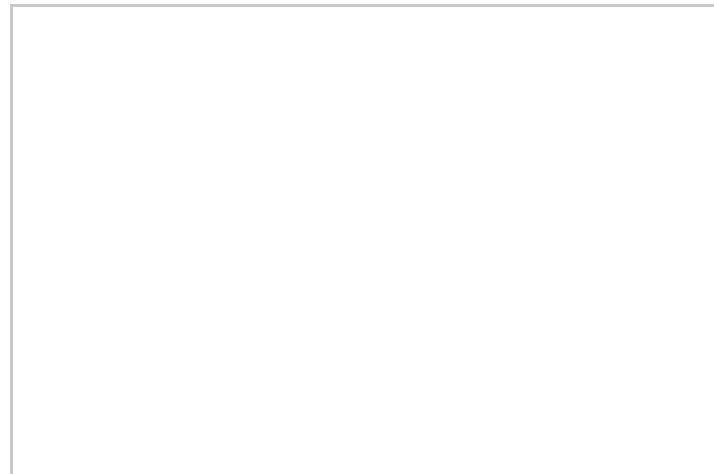
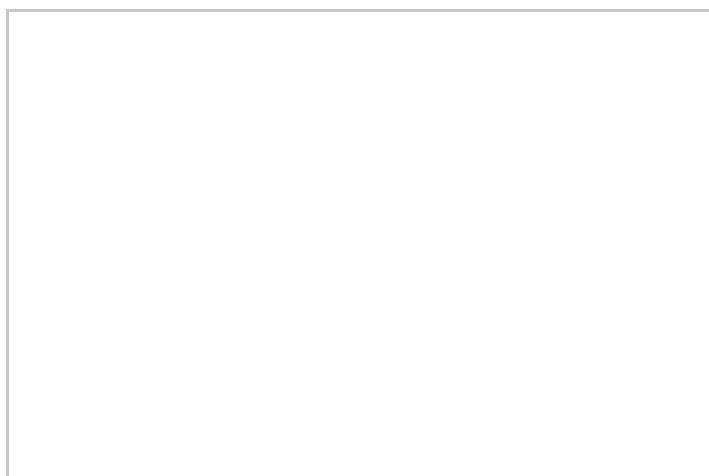
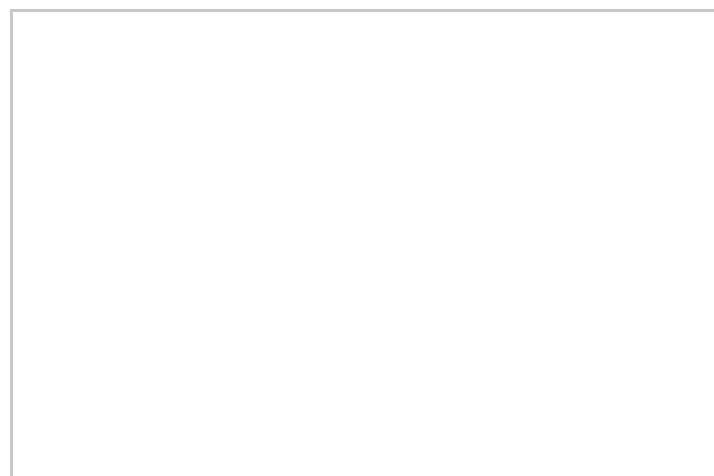
BATHROOM

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

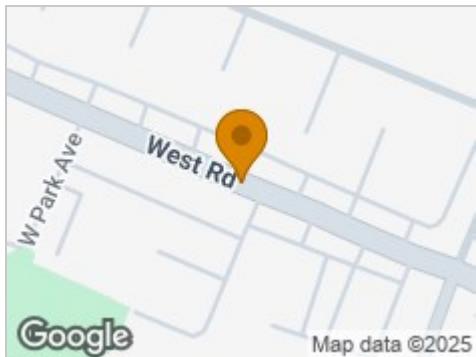
The family bathroom features a spacious corner bath perfect for relaxation, a sleek hand basin, and a modern low-level W/C. Natural light filters through a frosted UPVC double-glazed window, adding a touch of privacy, while a radiator ensures the room stays warm and inviting.

EXTERNAL

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



Road Map



Hybrid Map



Terrain Map



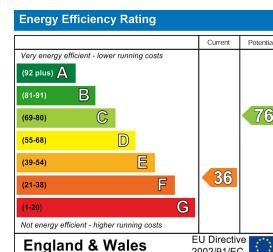
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.