

Inglebys

Estate Agents



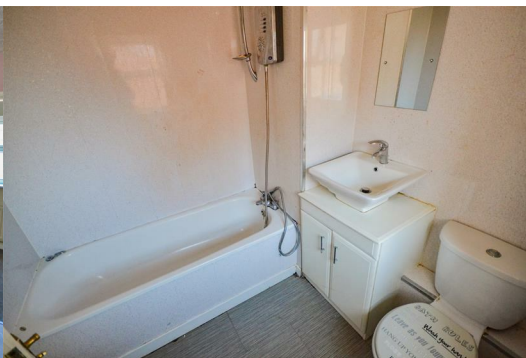
16 Newcomen Terrace

Loftus, TS13 4RB

Price Guide £69,995



Offered for sale this three bedroom end-terraced property over three floors with 10 x solar panels and generous proportioned rooms throughout. Within close proximity of the town centre with its bus routes, schools and shops this really does offer excellent value for money.



A split level property with access to the rear, which leads into the living area and kitchen, the access from the front leads to a staircase and bedroom. This is a unique and flexible property which would suit all types of buyer or investor. Benefiting from solar panels, as well as a combi boiler the property should also be cost effective to run whilst also taking advantage of a council tax banding A!

Tenure Details: Freehold

Council Tax Band: Band A.

EPC: D.

Property comprises:

Lounge 16'8" x 10'4" (5.10 x 3.17)

A small porch to the rear door which leads on the rear street, under-stairs storage, beech effect laminated flooring with open staircase leading to first floor, or ground floor from the front aspect, double radiator.

Kitchen 9'8" x 7'0" (2.97 x 2.14)

Open to the lounge, the kitchen has a range of wall and base units finished with beech effect doors and drawer fronts, black marble effect worktops and tiled splashbacks with stainless steel sink/drainer, chrome mixer tap, space for a slot in electric oven/hob and plumbing for washing machine.

Bedroom One 14'0" x 11'2" (4.28 x 3.41)

Tile effect laminated flooring with access to the front hallway and front door, a spacious double bedroom or family room, 2 x windows to the front aspect and large single radiator.

Landing Area

Carpet to the floor with single radiator and staircase to lounge, wall mounted boiler.

Bathroom 7'1" x 5'4" (2.17 x 1.65)

A white bathroom suite with electric shower over bath, vanity unit to the basin and single radiator, cladded walls and laminated flooring.

Second Floor

Bedroom Two 13'2" x 9'4" (4.03 x 2.85)

Another well proportioned bedroom with carpet to the floor, storage cupboard, single radiator and window to the gable.

Bedroom Three 10'10" x 9'3" (3.32 x 2.84)

Carpet to the floor, single radiator and window to the gable.

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.

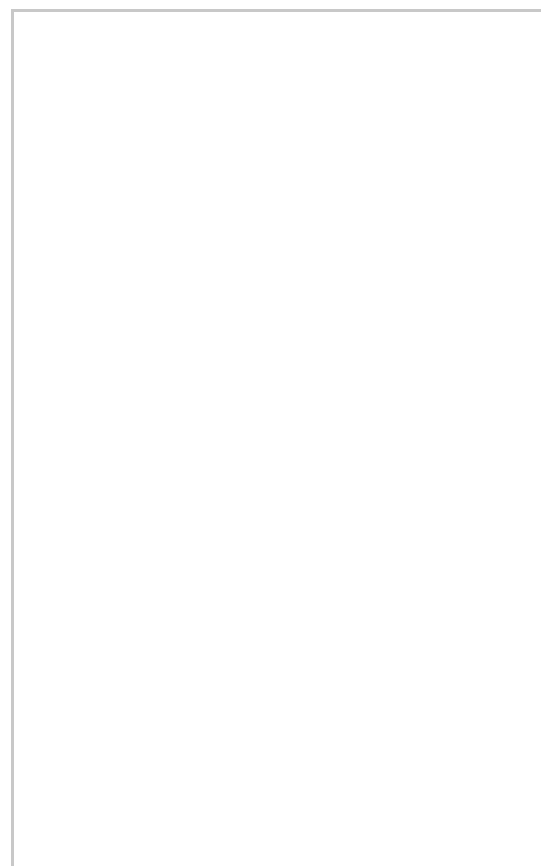
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Area Map



Floor Plans



Energy Efficiency Graph

