



# Inglebys

Estate Agents



## 33 Gladstone Street

Loftus, TS13 4HZ

**Offers Over £70,000**



Presented to a fabulous standard throughout, a spacious 3-bedroom terraced residence offering a fantastic opportunity for investors & first-time buyers alike.



Decorated neutrally throughout, and extremely well presented, a 3-bedroom mid-terraced residence ideally located for easy access to all local amenities & transport links, as well as cliff top and coastal routes. The property has been well maintained by its current owners and has a fully fitted kitchen with breakfast bar, modern family bathroom, and further benefits from uPVC double glazing and gas central heating throughout, along with a new roof in 2023. This is an ideal first time buy, or family home. Early viewing is advised.

Tenure: Freehold.

Council Tax Band: A.

EPC Rating: Awaiting EPC.

**Entrance Hall**

Radiator. Stairs leading to the first floor.

**Living Room 14'6" x 10'10" (4.44m x 3.32m)**

uPVC window to the front aspect. Electric fire. Radiator. Under-stairs storage cupboard.

**Kitchen 13'10" x 6'9" (4.23 x 2.07)**

uPVC window to the rear. A range of wall, base & drawer units. Laminate worktops. Integrated electric oven & hob. 1 1/2 bowl sink with single drainer & mixer tap. Extractor hood. Cupboard housing condensing combi-boiler. Plumbing for washing machine.

**Inner Hall**

uPVC door opening to the rear yard. Space for dryer.

**Family Bathroom 8'11" x 5'7" (2.72m x 1.72m)**

uPVC window. Panel bath with shower above. Low-level W/C. Pedestal hand basin. Radiator.

**First Floor**

**Landing Area**

Loft hatch to fully boarded and insulated loft - new roof 2023.

**Bedroom One 14'1" x 10'5" (4.3m x 3.18m)**

uPVC window to the front aspect. Radiator. Carpeted.

**Bedroom Two 11'5" x 6'10" (3.49m x 2.10m)**

uPVC window to the rear aspect. Radiator. Carpeted.

**Bedroom Three 8'6" x 7'0" (2.61m x 2.14m)**

uPVC window to the rear aspect. Radiator. Carpeted.

**Externally**

Enclosed rear yard with storage shed & gated access to the alley.

**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.

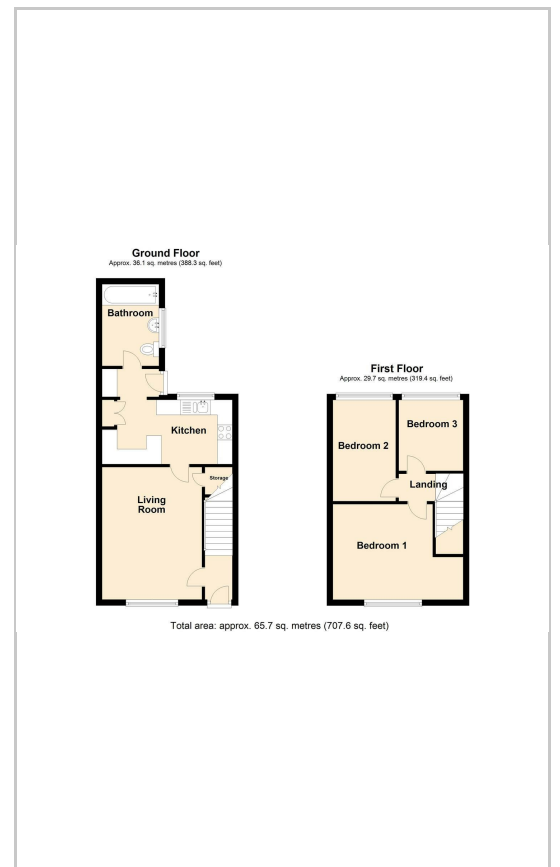
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

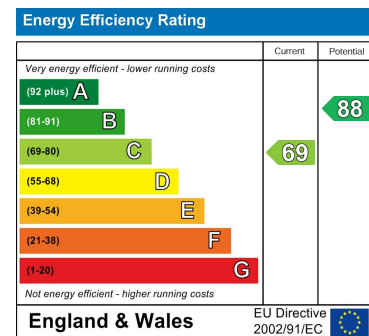
**Area Map**



**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.