



# Inglebys

Estate Agents



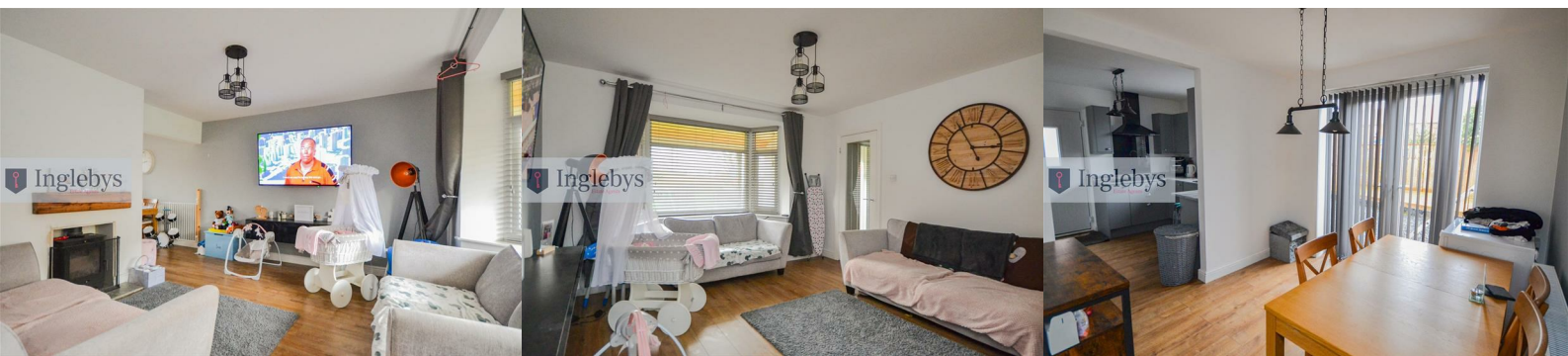
## 3 Co-Operative Close

Loftus, TS13 4RR

**Offers Around £140,000**



Having Recently Undergone A Full Programme of Refurbishment Throughout and Presented to The Highest Of Standards, A Delightfully Modern Three Bedroom Family Home, with Gardens to the Front and Rear, Driveway for Two Vehicles, and a Detached Garage



Located close to all local amenities, including Loftus Leisure Centre, and within walking distance to the beach, an immaculately presented, modern, three bedroom semi detached residence, overlooking a Green. Offering fantastic living accommodation for families and couples alike, the property has been lovingly renovated, and requires no further improvement. Complete with New fully fitted Kitchen and Bathroom, new uPVC windows and doors throughout, new combi - boiler, and Log Burning stove. The property further benefits from a double driveway, detached garage, and gardens to the front and rear. Early viewing is advised.

Tenure: Freehold

Council Tax Banding: Redcar & Cleveland B

EPC Rating: D

**Entrance Porch 6'3" x 4'9" (1.93m x 1.45m)**

Sliding patio entrance door, uPVC windows, grey oak effect vinyl flooring. Composite door to the hall

**Hallway 11'1" x 6'0" (3.4m x 1.83)**

Stairs to the first floor, with storage cupboard underneath, radiator, glazed door to living room, oak effect laminate flooring

**Living Room 12'6" (to bay) x 12'0" (3.83m (to bay) x 3.67)**

uPVC bay window, flooring continues, wood burning stove with oak mantle, double radiator

**Dining Room 8'9" x 8'9" (2.68 x 2.67)**

Oak effect laminate flooring continues, uPVC French Doors to the rear garden, radiator

**Kitchen 10'1" x 9'1" (3.09m x 2.77m)**

Oak effect laminate flooring, range of matt grey fitted wall base units and drawers, marble effect worktops and upstands, black granite effect sink and half with chrome mixer tap, double electric oven, microwave, ceramic hob with black splashback, integrated fridge freezer and washing machine, understairs storage cupboard housing combi boiler, uPVC double glazed door to the side.

**First Floor**

uPVC window to the side aspect, airing cupboard, carpet

**Bedroom One 13'2" x 9'7" (4.02m x 2.94m)**

uPVC window to the front aspect, radiator, carpet

**Bedroom Two 10'5" x 8'11" (3.2m x 2.74m)**

uPVC window to the rear aspect, radiator, carpet

**Bedroom Three/ Study 7'7" x 5'6" (2.32m x 1.69m)**

uPVC window to the front aspect, single radiator, carpet, access to the loft room

**Bathroom 7'6" x 5'3" (2.31m x 1.61m)**

White bathroom suite panel bath with mixer shower over, glazed screen, low level WC and wash handbasin in vanity unit, cladding to the walls and ceiling, downlights, extractor fan, chrome towel rail, wood effect vinyl flooring, 2 x uPVC windows

**Loft Room 18'8" x 10'3" (5.71m x 3.14m)**

Currently used as a light and airy bedroom, two Velux windows, to the roof, eaves storage, radiator

**Externally**

Front Garden, laid mainly to lawn with paved path, driveway to the garage with up and over door, to the rear, a low maintenance rear garden with raised wooden decking area.

**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.

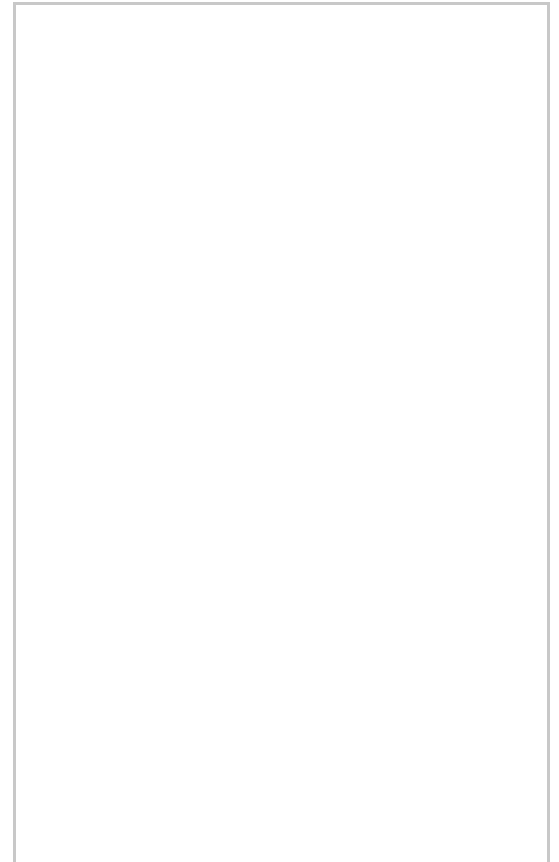
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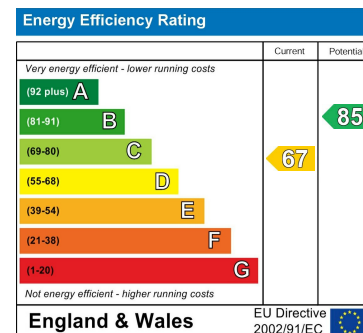
## Area Map



## Floor Plans



## Energy Efficiency Graph



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