



## 29 West Road

Loftus, TS13 4RP

**£110,000**



Far larger than its outward appearance would imply, a well-presented 4-bedroom end-terrace residence. Close to all local amenities, transport links & schools, a perfect family home.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: E-Rating.

#### **Hall 24'1" x 6'0" (max) (7.35m x 1.85m (max))**

Wooden door to the front elevation. Laminate flooring. Radiator. Stairs leading to the first floor. Under-stairs storage cupboard.

#### **Living Room 13'3" x 11'10" (4.06m x 3.63m)**

Large UPVC double glazed bay window to the front aspect. Gas fire in a feature marble fire surround. New carpet. Radiator. Open archway to the Dining Room.

#### **Dining Room 12'6" x 12'0" (3.83m x 3.67m)**

Log-burning stove in a brick fire surround. Laminate flooring. UPVC double glazed window to the rear aspect. Radiator.

#### **Kitchen 14'1" x 9'3" (4.31m x 2.83m)**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. UPVC double glazed window to the side aspect. Laminate flooring. Radiator. Wooden door opening to the rear yard. Access to ground-floor W/C.

#### **Ground-Floor W/C 9'3" x 3'7" (2.83m x 1.10m)**

Low-level W/C. Radiator. Window to the side aspect. Laminate flooring. Plumbing for washing machine.

### **First Floor**

#### **Landing**

Split-level landing. Carpeted. UPVC double glazed window to the side aspect. Stairs leading to the second floor.

#### **Bedroom One 19'3" x 11'10" (5.87m x 3.63m)**

2x UPVC double glazed window to the front aspect. Carpeted. Radiator.

#### **Bedroom Two 12'9" x 12'0" (3.89m x 3.67m)**

Storage cupboard within the chimney alcove. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

#### **Bedroom Three 11'5" x 9'3" (max) (3.50m x 2.83m (max))**

UPVC double glazed window to the side aspect. Carpeted. Radiator.

#### **Bathroom 8'8" x 5'10" (2.65m x 1.79m)**

Panel bath. Pedestal hand basin. Low-level W/C. Walk-in shower cubicle. Storage cupboard. Window to the side aspect. Part-tiled walls.

### **Second Floor**

#### **Loft Room 17'10" x 14'8" (5.44m x 4.49m)**

A large loft room complete with 2x Velux windows to the front & rear aspects. Carpeted. Radiator. Access to eaves storage. Loft hatch.

### **External**

#### **Rear Elevation**

An enclosed, covered courtyard with log store & garage door opening 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.

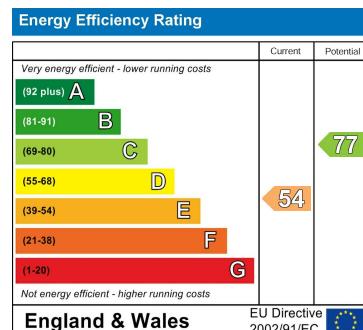
### **Area Map**



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