



# Inglebys

Estate Agents



## 16 Lumley Street

Loftus, TS13 4RU

**£75,000**



Welcome to Lumley Street, Loftus, Saltburn-By-The-Sea. This charming house boasts 2 reception rooms and 3 bedrooms, making it an ideal space for a growing family.

Situated in the popular Lumley Street, this property is within walking distance to the town, providing easy access to local amenities. The house itself is a solid family home, offering a comfortable and inviting living space.

One of the standout features of this property is its proximity to woodland walks, allowing you to immerse yourself in nature and enjoy the great outdoors right on your doorstep.

Don't miss out on the opportunity to make this house your home - come and experience the warmth and charm of Lumley Street for yourself.



Conveniently located close to all local amenities and transport links to neighbouring Saltburn, Redcar and Guisborough.

Council Tax Band: Band-A

EPC Rating: F Rating

### Entrance Hall

Carpet, stairs to first floor, radiator.

### Living Room 14'0" x 10'5" (4.27m x 3.20m)

UPVC double glazed window, electric fire, radiator, carpet flooring.

### Dining Room 15'1" x 9'3" (4.61m x 2.83m)

UPVC double glazed window, radiator, carpet, storage cupboard.

### Kitchen 12'4" x 5'5" (3.76m x 1.67m)

UPVC door to rear aspect. Range of wall and base units, Vinyl flooring, plumbing available for washing machine.

### Bathroom 8'6" x 5'6" (2.60m x 1.68m)

UPVC window, Panel bath, low level WC, vanity unit sink, carpet flooring.

### Bedroom One 13'2" x 10'6" (4.03m x 3.21m)

UPVC double glazed window, radiator.

Combi boiler.

### Bedroom Two 14'2" m x 10'6" (4.32 m x 3.22m)

UPVC double glazed to front aspect, window, radiator.

### Bedroom Three 8'3" x 5'6" (2.53m x 1.69m)

UPVC double glazed window to front aspect, radiator, carpet.

### 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.

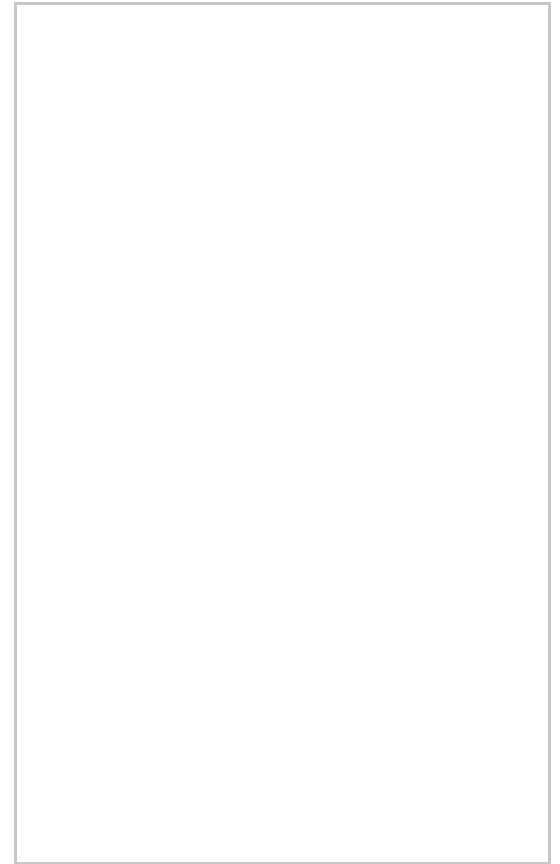
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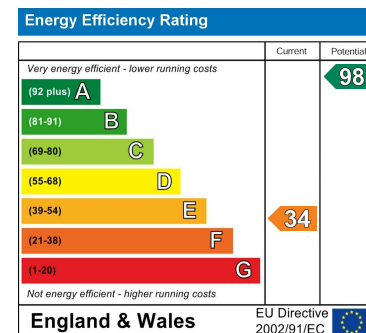
## Area Map



## Floor Plans



## Energy Efficiency Graph



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