



# Inglebys

Estate Agents



## 7 Westfield Terrace

Loftus Saltburn-By-The-Sea, TS13 4PU

**£135,000**



This spacious three bedroom terraced property boasts a picturesque location, overlooking Coronation Park, offering a tranquil and scenic view right from your doorstep.



Step inside this spacious family home and be greeted by a warm and inviting atmosphere that is perfect for creating lasting memories with your loved ones. The property features ample space for all your needs, ensuring comfort and functionality for everyday living.

One of the highlights of this lovely house is the enclosed rear garden, providing a private outdoor sanctuary where you can relax, entertain guests, or simply enjoy the fresh air. Additionally, the presence of a garage offers convenient parking and extra storage space, adding to the practicality of this wonderful property.

Don't miss the opportunity to make this pretty terrace house your own and experience the joys of living in such a desirable location. Embrace the peaceful surroundings, the spacious interiors, and the charming garden - all waiting to welcome you home.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band B  
 EPC Rating,: Await EPC

**Entrance Hall**

Partial wooden cladding, double radiator, stairs rising to first floor.

**Living Room 14'8" x 14'8" (4.49m x 4.49m)**

Large bay window to the front, wooden surround gas fire, single radiator, cornice, carpet

**Dining Room 13'0" x 12'5" (3.98m x 3.8m)**

Window to the rear, wall mounted electric fire, radiator, carpet

**Kitchen/Diner 20'9" x 11'1" (6.33m x 3.4m)**

Range of base and wall mounted units, marble effect laminate worktops, tiled splashbacks, cream enamel effect sink with drainer, chrome mixer tap, plumbing for washing machine, slot in gas oven, floor mounted gas boiler, understairs storage, windows to the side and rear radiator, door to the rear yard, carpet to the dining area, vinyl to the kitchen.

**Split Level Landing**

**Bathroom 12'7" x 10'6" (3.85m x 3.22m)**

White bathroom suite, panel bath, separate shower cubicle, wash hand basin, window to the side aspect, airing cupboard housing water tank, double radiator, carpet

**W/C**

Low level w.c, window to the side aspect

**Bedroom One 14'3" x 12'11" extending to 15'5" (4.35m x 3.95m extending to 4.7m)**

Bay window to the front aspect, single radiator, carpet

**Bedroom Two 13'6" x 12'6" (4.12m x 3.82m)**

Window to the rear aspect, single radiator, carpet

**Bedroom Three 9'0" x 7'1" max (2.75m x 2.16m max)**

Window to the front aspect, radiator, carpet

**Externally**

Enclosed Rear yard

Gated Driveway, detached single garage with light and electricity, side door to the garden

Enclosed Rear Garden, laid mainly to lawn with mature borders and a variety of shrubs and bushes

**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.

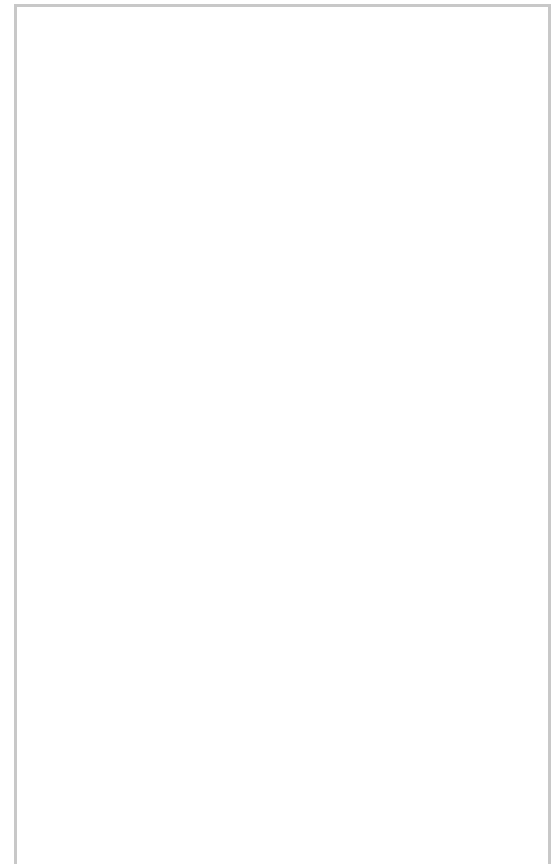
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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