



# Inglebys

Estate Agents



## 4 Robinson Street

Loftus, TS13 4LN

**Offers In The Region Of £69,500**



Although this property is in need of some love and attention, it presents a wonderful opportunity for those looking to add their personal touch, the property offers some lovely touches, such as multi fuel stove to the lounge, a recently fitted Worcester combi boiler and uPVC windows throughout.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: E

**Lounge/Diner 22'0" x 10'11" (6.71m x 3.35m)**

A spacious living area which benefits from 2 x uPVC windows to the side aspect, a large multi fuel stove which is more than capable of keeping this room adequately warm in the winter months, positioned on a stone hearth, radiator and carpet to the floor.

**Kitchen 14'2" x 6'1" (4.32m x 1.86m)**

Benefiting from a range of wall and base units with laminated worktops, tiled splashbacks, 1 1/2 bowl sink/drainers with chrome mixer, plumbing for washing machine, slot in gas hob/oven, wall mounted Worcester combi boiler (2022), double radiator, under-stairs storage, uPVC window to the rear aspect and double glazed door to rear alley.

**First Floor**

**Bedroom One 10'9" x 8'7" (3.28m x 2.63m)**

A double bedroom with carpet to the floor, single radiator and uPVC window to the side aspect.

**Bedroom Two 11'0" x 7'4" (3.36m x 2.26m)**

Another well proportioned bedroom with carpet to the floor, single radiator and uPVC window to the side aspect.

**Bathroom 6'9" x 6'9" (2.08m x 2.07m)**

A white bathroom suite with electric shower over bath, part tiled walls, tile effect vinyl flooring, single radiator and airing cupboard.

**Second Floor**

**Bedroom 14'5" x 14'2" (4.41m x 4.34m)**

A full staircase with access of the main landing, carpet to the floor, uPVC window to the side aspect, storage to the eaves.

**Externally**

Street parking to the front and side, small alley to the rear.

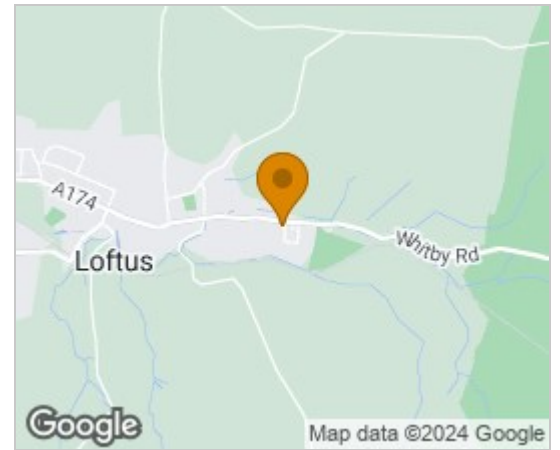
**Disclaimer**

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.

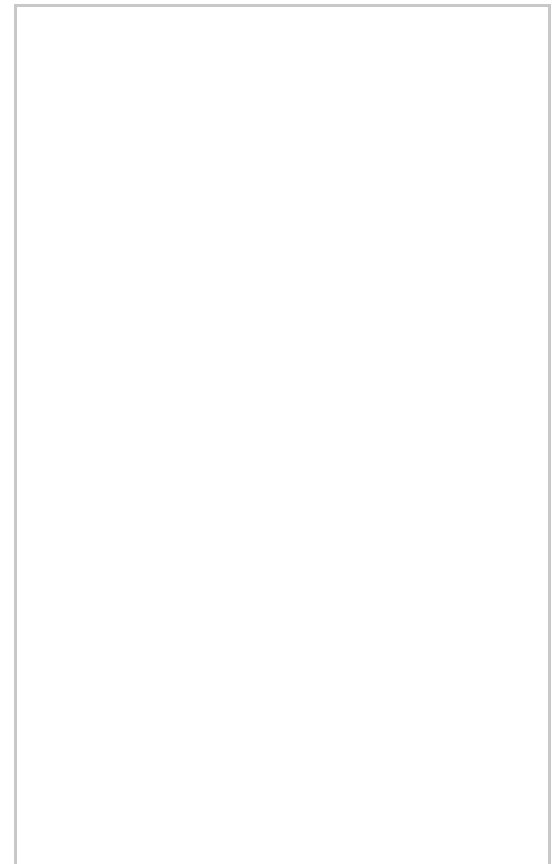
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

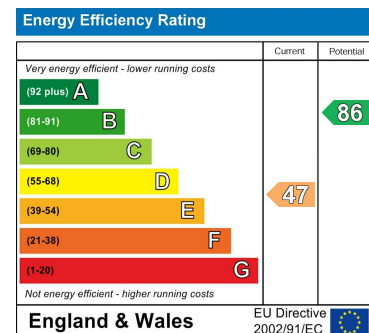
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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