



# Inglebys

Estate Agents



## 6A Tweed Street

Loftus, TS13 4LS

**£85,000**



Welcome to Tweed Street, Loftus - a charming terraced house that is deceptively spacious and perfect for first-time buyers or those looking for a second home, the wood-burning stove adds a touch of character and provides a cosy place to relax.

Whether you're looking to step onto the property ladder for the first time or seeking a peaceful retreat for weekends and holidays, this house on Tweed Street has the potential to fulfil your needs.



Offered with no forward chain, this three bedroom, mid-terraced property really does offer excellent value for money, benefiting from gas central heating, double glazing throughout with new door to the front and rear, wood burning stove, two double bedrooms and spacious bathroom.

Tenure: Freehold.

Council Tax Band: Redcar & Cleveland Borough Council - A

EPC Rating: To Follow.

**Hallway**

Enter the property via a recently fitted composite door, laminated flooring and double radiator with access to the front living room and staircase to the first floor.

**Lounge 11'9" x 10'6" (3.59m x 3.22m)**

The front living room is currently set up as a dining room with carpet to the floor, open plan to the rear sitting room where the carpet continues through. There is a double radiator and uPVC window to the front aspect.

**Dining Room 11'9" x 11'2" (3.59m x 3.41m)**

Carpet follows through, there is a modern wood burning stove surrounded by a wooden fire surround with stone hearth, double radiator, under-stairs cupboard and uPVC window to the rear aspect.

**Kitchen 8'4" x 8'0" (2.56m x 2.46m)**

With wood effect vinyl flooring to the floor, there is a range of wall and base units finished with white high gloss doors and drawer fronts, wood block effect worktops and tiled splashbacks, stainless steel sink/drainer with chrome mixer tap, plumbing for washing machine, slot in electric oven/hob with black hood over, single radiator, uPVC window to the rear aspect and recently fitted uPVC double glazed door to the rear courtyard.

**First Floor**

**Bathroom 8'4" x 7'11" (2.55m x 2.42m)**

A well appointed bathroom with wood effect vinyl flooring, a white bath suite with shower over bath, glass screen and part tiled walls, heated towel rail, airing cupboard housing the combi boiler, uPVC windows to the rear and side aspect.

**Bedroom 11'2" x 9'8" (3.41m x 2.95m)**

With carpet to the floor, fitted wardrobes with mirrored sliding doors, uPVC window to the rear aspect and single radiator.

**Bedroom 10'11" x 8'0" (3.33m x 2.45m)**

Another double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

**Bedroom 7'10" x 7'0" (2.40m x 2.15m)**

A spacious single bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

**Externally**

An enclosed rear courtyard with storage shed and gate to the rear street.

**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.

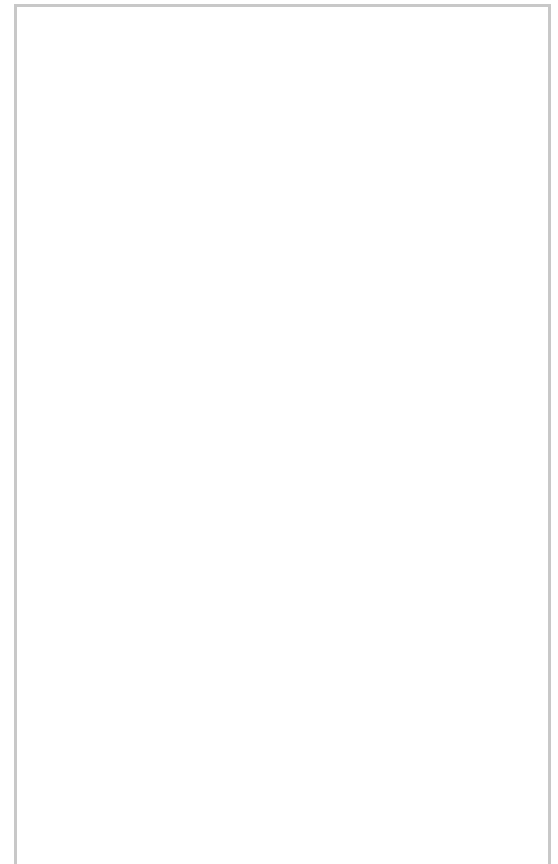
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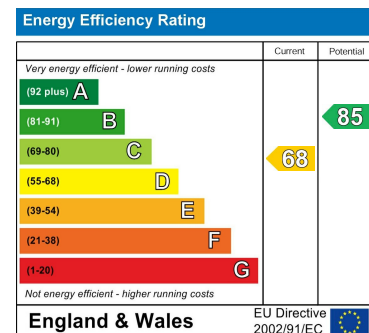
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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