



# Inglebys

Estate Agents



## 12 Fircroft Court

Loftus, TS13 4SP

**Price Guide £225,000**



A fantastic opportunity to purchase a well proportioned three bedroom, detached bungalow on the exclusive, individually built development of Fircroft Court, just set back from Rosecroft Bank. Being close to all local amenities, as well as woodland walks, a short drive to the North York Moors National Park as well as local beaches and seaside towns, this property really is situated in an ideal location!



This detached bungalow benefits from well proportioned rooms throughout, a recently fitted combination boiler (2022) which is located in the loft area, a more than adequate rear garden and driveway with detached garage. Offered as vacant possession. This property has to be viewed to be truly appreciated!!!

Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: To Follow

**Hallway**

With beech effect laminated flooring, double radiator, loft access with pull down ladder, the loft is partly boarded with light and access to the boiler.

**Lounge/Diner 27'2" to the bay x 12'0" (8.30m to the bay x 3.68m)**

A large living area with carpet to the floor, a uPVC bay window to the front aspect providing ample light as well as an additional uPVC window to the side aspect at the dining end of the room, 2 x radiators, wall mounted electric fire.

**Kitchen 11'1" x 9'10" (3.39m x 3.00m)**

A well sized kitchen with tiled effect vinyl flooring, a range of wall and base units finished with light Maple effect doors and drawer fronts, granite effect worktops and tiled splashbacks, 1 1/2 bowl sink/drainer with chrome mixer, plumbing for washing machine, stainless steel gas hob with matching hood, electric over, integrated fridge/freezer, single radiator, downlights to the ceiling and uPVC window to the side aspect.

**Bedroom One 12'3" x 12'0" (3.74m x 3.68m)**

A double bedroom as you would expect with carpet to the floor, built in wardrobes, single radiator, uPVC window to the side aspect and door providing access to the en-suite.

**En-Suite 11'9" x 3'8" (3.59m x 1.12m)**

A generous en-suite with white toilet and basin, shower enclosure with electric shower, extractor, part tiled, chrome heated towel rail and uPVC window to the rear aspect.

**Bedroom Two 13'2" x 11'3" (4.03m x 3.45m)**

Another double bedroom with carpet to the floor, built in wardrobes, uPVC French doors to the rear garden along with a uPVC window to the side aspect, single radiator.

**Bedroom Three 10'7" x 9'10" (3.24m x 3.00m)**

This again is a double bedroom with carpet to the floor, uPVC bay window to the front aspect, single radiator.

**Family Bathroom 9'10" x 6'6" (3.00m x 2.00m)**

A white bathroom suite with separate shower enclosure with mixer shower, extractor, part tiled, tile effect laminated flooring, chrome heated towel rail, uPVC window to the side aspect.

**Externally**

Front and Side.

Laid to lawn with paving around the perimeter, a pathway takes you from the front to the rear of the property and steps to the driveway and garage. The detached single garage has an 'up n over' door with lighting and electricity.

Rear.

A large patio area finished in Indian Stone with border. A large lawned area which is sloped to the perimeter.

**Declaration of Interest**

Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendors of this property are relatives of an employee of Inglebys Estate Agents Ltd

**Disclaimer**

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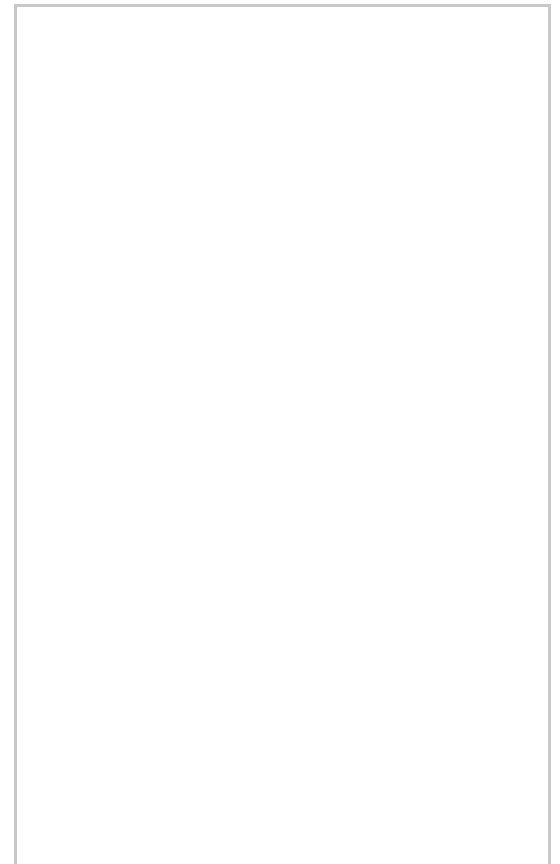
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

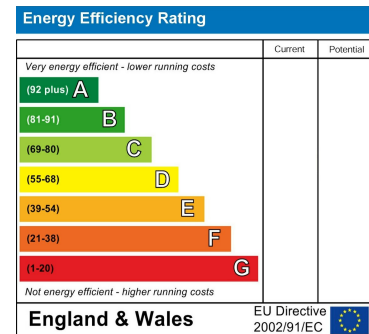
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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