



# Inglebys

Estate Agents



## 5 Seymour Hill Terrace

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

**£105,000**



Occupying an elevated position, in a sought after location, a 3 bedroom mid terraced cottage, ideal for either residential, or holiday use.



A charming three bedroom mid terraced house, occupying an elevated position, close to Loftus Marketplace, and all its amenities, yet on the periphery of town, with Coastal and cliff tops walks from the front doorstep. The property would make a perfect family home, bolt hole or commercial opportunity.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: E

### Entrance Hall

#### Living Room 12'11" x 11'0" (3.95m x 3.37m)

uPVC bay window to the front aspect, log burning stove, built in cupboard, radiator, carpet

#### Dining Room 11'2" x 10'10" (3.41m x 3.32m)

uPVC French doors to the rear aspect, built in shelving, wall mounted electric fire, laminate flooring, radiator

#### Kitchen 7'11" x 7'10" (2.42m x 2.4m)

Range of wall base and drawer units, laminate effect work top, electric oven and hob, extractor, stainless steel sink with drainer, tiled splashbacks, wall mounted boiler. uPVC window to the side aspect

#### Bathroom 7'3", x 4'5" (2.22, x 1.35m)

White bathroom suite, with shower over bath, tiled walls, uPVC window

### First Floor

#### Bedroom One 12'6" x 9'1" (3.83m x 2.79m)

uPVC window to the front aspect, radiator

#### Bedroom Two 9'10" x 9'0" (3.00m x 2.76m)

uPVC window to the rear aspect, radiator

#### Bedroom Three 9'6" x 6'3" (2.9m x 1.92m)

uPVC window to the front aspect, radiator

### Externally

Front: Raised Garden with seating area

Rear: Enclosed rear yard

### 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.

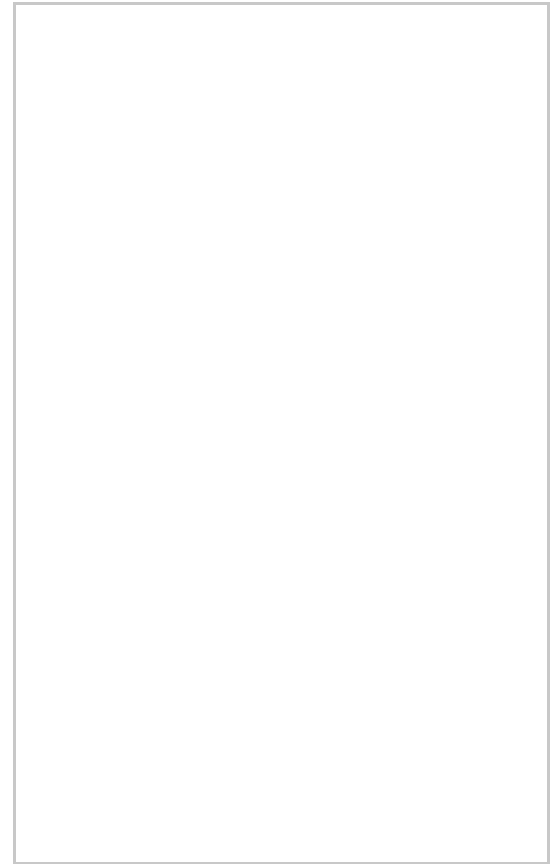
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

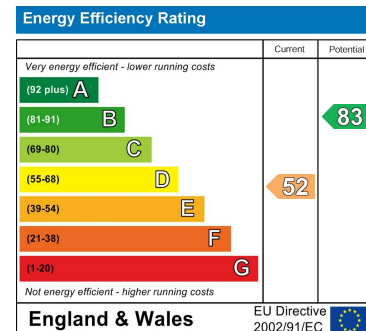
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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