



# Inglebys

Estate Agents



## 16 Cliff Crescent

Loftus, TS13 4RY

**£69,500**



Offered for sale on Cliff Crescent in Loftus, this two bedroom mid-terraced property would make an ideal first time buyer/investor property. Offered with vacant possession, and in need of a little tender loving care, mainly decorative with white uPVC double glazing and gas centrally heated via combi boiler.

Located on the main A174, close to all local amenities including bus routes and schools, Loftus is benefiting from significant investment at the moment, so this does offer excellent value for money!



Property briefly comprises of entrance hallway to a separate lounge and dining room, with kitchen and bathroom to the ground floor with two double bedrooms upstairs. The property benefits from gas central heating from a Worcester combi boiler and white uPVC doors and windows.

Tenure details - Freehold.

Council Tax Band - Band- A

EPC Rating - D

**Entrance Hallway**

Accessed from the front street, with carpet to the floor and single radiator.

**Lounge 12'7" to bay x 10'9" (3.85m to bay x 3.30m)**

A light and airy lounge with bay window to the front aspect, carpet to the floor, chimney breast and double radiator.

**Dining room 12'1" x 11'1" (3.70m x 3.40m)**

Carpet continues to the dining room with double radiator, feature wooden fire surround with marble hearth and gas fire, uPVC window to the rear aspect and door to kitchen.

**Kitchen 9'5" x 6'10" (2.88m x 2.09m)**

A range of wall and base units with laminated worktops and tiled splashbacks, stainless steel sink/drainer with plumbing for washing machine, slot in gas hob/oven, wood effect vinyl flooring, uPVC window to the rear aspect along with uPVC double glazed door providing access to the rear yard door.

**Bathroom 6'9" 5'8" (2.06m 1.74m)**

A white bath suite with cladded walls, extractor, single radiator and uPVC window to the rear aspect with wood effect vinyl flooring.

**First Floor**

**Bedroom One 14'4" x 11'3" (4.39m x 3.44m)**

A spacious double bedroom with carpet to the floor and uPVC window to the front aspect.

**Bedroom Two 11'9" x 7'8" (3.60m x 2.34m)**

A well proportioned bedroom with carpet to the floor, built in cupboard which houses the combi boiler, shelving to the alcove, single radiator and uPVC window to the rear aspect.

**Externally**

An enclosed rear yard with gate providing access to the rear street.

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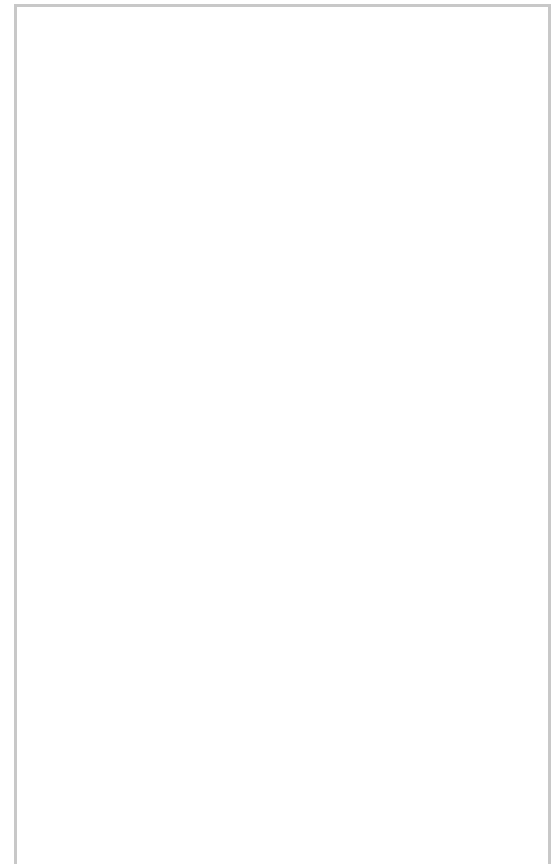
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

