



Inglebys

Estate Agents



47 Queens Road

Loftus, TS13 4SG

Fixed Asking Price £105,000



Situated in a popular residential location, a 3 bedroom semi detached residence, with gardens to the front and rear. In need of some modernisation, an ideal opportunity to acquire a blank canvas to make a home.



Located on Queens Road in the sought-after area of Loftus, Saltburn-By-The-Sea. This delightful semi-detached house boasts a spacious reception room, three cosy bedrooms, and a well-appointed bathroom, making it an ideal home for a family.

Situated in a popular residential location, with gardens both to the front, side and rear, there is ample space for outdoor relaxation, gardening, or entertaining guests on sunny days.

Although this property is in need of some modernisation, it presents a fantastic opportunity for those with a vision to create their dream home. Whether you are looking to add your personal touch or embark on a renovation project, this house has the potential to be transformed into a stylish and comfortable living space.

Tenure: Freehold
EPC Rating: Awaiting EPC
Council Tax: Redcar & Cleveland Band A

Entrance Hall

uPVC door with glazed side panel, single radiator, stairs to the first floor

Living Room 18'5" x 12'2" (5.63m x 3.71m)

Dual aspect with uPVC double glazed windows to the front and rear, gas fire in wooden surround, 2 radiators, carpet and coving

Kitchen 12'9" x 8'4" (3.9m x 2.56m)

Range of wall base and drawer units, laminate worktops, stainless steel sink with mixer tap, gas hob, electric oven, pull out extractor hood, integrated microwave, plumbing for washing machine, uPVC double glazed windows to the side and rear, understairs storage, single radiator

Utility Room 9'5" x 6'4" (2.88m x 1.95m)

Double glazed door and window to the side aspect, tiled floor

Landing

Airing cupboard housing Worcester combi boiler, window to the rear, loft access, carpet

Bedroom One 15'5" reducing t 12'4" x 10'1" (4.72m reducing t 3.76m x 3.09m)

2 x uPVC radiators to the front, single radiator, storage cupboard

Bedroom Two 12'5" x 9'7" (3.8m x 2.94m)

uPVC windows to the side and front, single radiator

Bedroom Three 9'1" x 7'11" (2.79m x 2.43m)

uPVC window to the rear, single radiator

Bathroom 5'8" x 4'8" (1.74m x 1.43m)

Panel bath, wash hand basin, part tiled, window to the rear, single radiator

Separate W.C

Low level w.c uPVC window to the rear

External

Front Garden laid mainly to lawn, with established hedges

Side Garden, laid to lawn

Rear Garden, laid to lawn with established borders

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.

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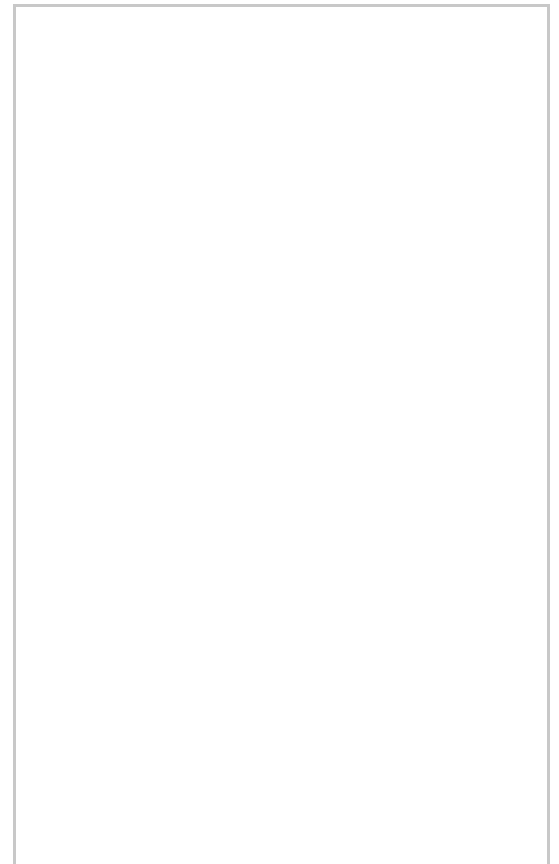
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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