



# Inglebys

Estate Agents



## 3 Middle Gill Close

Loftus, TS13 4BX

£139,950



Welcome to Middle Gill Close, a charming property located in a picturesque location. This delightful end terrace house boasts a cosy reception room, perfect for relaxing with family and friends. With two bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring convenience and comfort for all residents. One of the standout features of this lovely home is the parking space available for up to three vehicles, making it ideal for those with multiple cars or visitors.

Situated in a tranquil neighbourhood, Middle Gill Close offers a peaceful retreat from the hustle and bustle of city life. The surrounding area provides a perfect blend of coastal living and countryside charm, with beautiful views and outdoor activities just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Middle Gill Close has all the makings of a wonderful abode. Book a viewing today and step into your future in this lovely property.



Tenure: Freehold

Council Tax: Redcar & Cleveland band A

EPC Rating: B

**Lounge 15'2" x 10'0" (4.64 x 3.07)**

Double glazed window to the front aspect.

Under-stair storage cupboard.

Door opening to the kitchen.

**Kitchen 13'7" x 7'11" (4.15 x 2.42)**

Double glazed window to the rear aspect.

A range of modern, fitted wall and base units in grey with granite effect roll top work surfaces.

Integrated single electric oven with matching four-burner gas hob and an overhead extractor hood.

Stainless steel sink unit with mixer tap.

Plumbing for a washing machine.

Door to the ground floor cloaks/WC

French doors opening to the rear garden.

Wood effect vinyl flooring.

**Ground Floor Cloaks/WC 5'6" x 3'2" (1.68 x 0.99)**

Low level WC and pedestal wash basin.

**First Floor Landing**

Loft access hatch

**Bedroom One 13'7" x 10'2" (4.15 x 3.10)**

Double glazed window to the front aspect.

**Bedroom Two 12'11" x 7'6" (3.95 x 2.29)**

Double glazed window to the rear aspect.

**Family Bathroom 7'4" x 5'9" (2.26 x 1.77)**

Double glazed frosted window to the rear aspect.

A modern three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath with shower over.

Tiled walls to the bath/shower area.

Extractor fan.

Tile effect vinyl flooring.

**Externally**

To the front of the property is a double driveway and lawned garden.

The rear garden is mainly laid to lawn with an additional paved patio area and storage shed.

**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.

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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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

