



Inglebys

Estate Agents



2 Ash Grove

Loftus Loftus, TS13 4XA

£119,950



Located in the charming market town of Loftus, this spacious family home on Ash Grove offers a blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking ample space.

Presented to a high standard throughout. Call us today to arrange your viewing appointment.



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

Entrance Hallway
Partially glazed uPVC entrance door.
Two storage cupboards.

Lounge 18'2" x 11'4" (5.55 x 3.46)
Double glazed French doors, opening to the rear yard.
Radiator.

Utility Room
Combination boiler.
Plumbing for a washing machine.

Kitchen/Dining Room
2x Double glazed windows to the front aspect.
Ceramic tiled flooring.
A range of fitted wall and base units with marble effect roll top work surfaces.
Stainless steel sink unit with hot and cold taps.
Radiator.

Bathroom/WC 8'3" x 6'1" (2.53 x 1.87)
Double glazed, frosted window.
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.
Linen cupboard.

Bedroom One 13'5" x 11'3" (4.09 x 3.43)
Double glazed window.
Radiator.
Built in wardrobes.

Bedroom Two 10'6" x 10'5" (3.22 x 3.18)
Double glazed window.
Radiator.

Bedroom Three 10'8" x 11'3" (3.26 x 3.43)
Double glazed window.
Radiator.

Bedroom Four 10'2" x 6'2" (3.12 x 1.88)
Double glazed window.
Radiator.

Externally
To the rear of the property is a paved, enclosed yard and wood built summerhouse.

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.

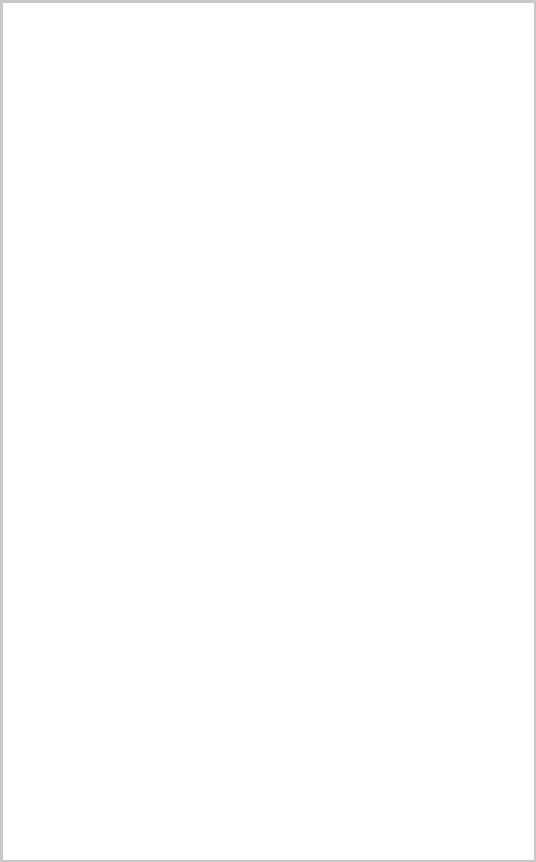
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

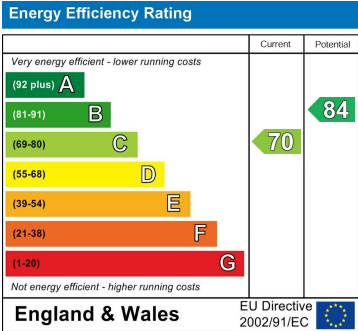
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.