



Inglebys

Estate Agents



3 Rosecroft Avenue

Loftus, TS13 4PH

£169,950



Located in the most desirable area of Rosecroft Avenue, Loftus, this detached property offers the opportunity to be used as either a house or a bungalow, very easy to future proof without the need to move. There is an additional loft room which could be converted into an additional bedroom and/or bathroom. Benefiting from a full staircase to the first floor, gas central heating as well as white uPVC double glazed doors and windows, this property has to be seen to be truly appreciated!

A short walk to Loftus town centre for all your local conveniences, local schools, bus routes, as well as clifftop/woodland walks, easy to reach the North York Moors National Park and other seaside towns and villages, this home really is ideally positioned.



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

Hallway

Accessed from the front door located to the side of the property, the spacious open plan hallway/dining area opens up nicely with a full staircase, 2 x double radiators, carpet to the floor, uPVC window to the rear aspect, doorways to all ground floor rooms.

Lounge 16'0" x 12'11" (4.89m x 3.95m)

A large living area which gives a real light and airy feel to the room, benefiting from a uPVC bow window to the front aspect, carpet to the floor and coving to ceiling, a feature fire surround with marble hearth/backplace and inset gas fire, double radiator.

Kitchen 11'5" x 9'0" (3.50m x 2.76m)

A U-shaped kitchen to the rear of the property which benefits from a range of wall and base units finished with laminated worktops, tiled splashbacks, stainless steel sink/drainer with chrome mixer tap, plumbing for washing machine, double eye-level electric oven, ceramic hob with electric hood over. Vinyl flooring, single radiator, part tiled walls, 2 x uPVC windows to the rear and side aspect, double glazed door to the rear garden.

Bedroom 13'1" x 11'3" (4.01m x 3.45m)

A double bedroom with carpet to the floor, single radiator and uPVC window to the side aspect.

Bathroom 7'4" x 6'9" (2.24m x 2.08m)

A well proportioned bathroom with double shower enclosure (glass screen is available), mixer shower over, white toilet and basin set in vanity unit, cladding to the shower enclosure and ceiling, downlights, tiling to other walls, chrome heated towel rail and uPVC window to the side aspect.

First Floor

Bedroom 13'0" x 11'1" (3.97m x 3.39m)

With carpet to the floor and large uPVC window to the front aspect, carpet to the floor and single radiator.

Loft Room 19'2" x 11'5" (5.85m x 3.50m)

A large walk in loft area, fully boarded and benefiting from lighting and electricity. This area has huge potential to become an additional room or bathroom moving forward, or can just be used as a large storage area.

External

Front.

The property has a garden to the front, laid mainly to lawn with borders, concrete driveway for off street parking and access to the single garage which benefits from an electric roller door, lighting and electricity.

Rear.

A raised South facing garden with paved patio area, laid to lawn with established borders and mature hedgerow providing privacy to the rear aspect.

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.

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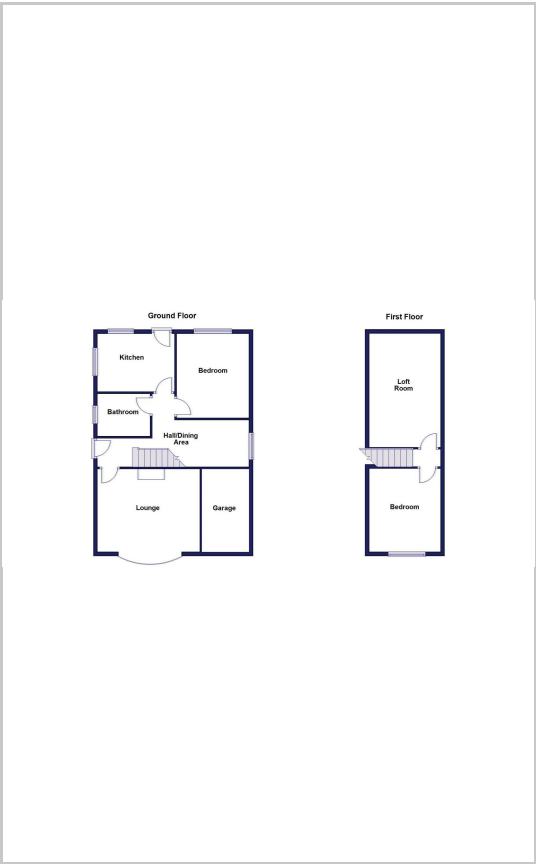
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Area Map



Floor Plans



Energy Efficiency Graph

