



Inglebys

Estate Agents



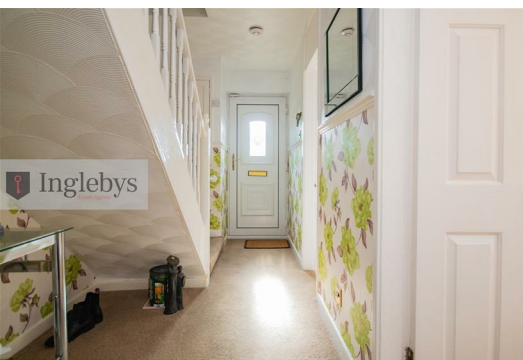
12 Ash Grove

Loftus, TS13 4XA

£105,000



Priced to encourage a quick sale, a deceptively spacious 3-bedroom terraced residence close to local amenities & complete with enclosed garden. A fantastic family home and first-time buy alike.



Boasting a light & airy living room to the rear aspect with sliding doors opening to the enclosed garden, a spacious open-plan kitchen & dining area and additional ground-floor W/C, 3x bedrooms and bathroom to the first floor, this property must be viewed in order to witness its full potential.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council.

EPC Rating: E-Rating.

Entrance Vestibule 6'4" x 5'10" (1.94m x 1.78m)
UPVC door to the front aspect. Access to the Hallway.

Hallway 14'6" x 5'8" (4.43m x 1.74m)
Carpeted. UPVC double glazed door to the rear elevation. Stairs leading to the first floor. Access to the Living Room, Kitchen & Dining Area, and Ground-Floor W/C.

Living Room 13'10" x 11'3" (4.23m x 3.45m)
Carpeted. UPVC double glazed sliding doors open to the Rear Garden. Brick fireplace with gas fire & tiled hearth. Radiator.

Open-Plan Kitchen & Dining Area 16'11" x 8'11" (5.16m x 2.73m)
Carpet to the Dining Area. Radiator. Kitchen with a range of wall, base & drawer units. Integrated electric oven & hob. Extractor hood. Tiled splash-backs. Integrated dishwasher. Plumbing for washing machine. Space for freestanding fridge / freezer. Laminate worktops incorporating white ceramic sink with single drainer & chrome mixer tap. UPVC double glazed window to the front aspect. Tiled floor.

Ground-Floor W/C 7'2" x 3'1" (2.19m x 0.95m)
Low-level W/C. Hand basin with vanity unit. UPVC double glazed frosted window to the rear aspect. Radiator.

First Floor

Landing
Carpeted. Loft hatch.

Bedroom One 14'5" x 11'1" (4.40m x 3.40m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 14'3" x 9'2" (4.35m x 2.80m)
Fitted wardrobes. Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bedroom Three 8'7" x 8'1" (2.62m x 2.48m)
UPVC double glazed window to the rear aspect. Over-stairs storage. Carpeted. Radiator.

Bathroom 6'1" x 6'1" (1.86m x 1.86m)
UPVC double glazed window to the front aspect. Panel bath with shower above. Glazed shower screen. Hand basin with vanity unit. Low-level W/C. Part-tiled walls. Tiled floor.

External

Rear Elevation
Enclosed private garden laid to lawn with established borders. Additional patio / outdoor seating area.

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.

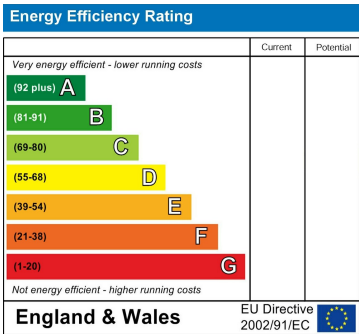
Area Map



Floor Plans



Energy Efficiency Graph



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