



Inglebys

Estate Agents



36 High Street

Loftus Loftus, TS13 4HA

£80,000



Set in the heart of Loftus' historic market place, this two-bedroom sandstone cottage is brimming with period charm and offers an exciting opportunity to restore and modernise to your own taste. With an enclosed rear garden, a versatile loft room, and the benefit of no onward chain, it's an ideal project for those looking to create a truly special home. Steeped in history and character, this Grade II Listed property is ready for its next chapter.



The property has recently benefited from some recent works:
Chimney re-pointed.
Roof tiles replaced.
Guttering replaced.

Tenure: Freehold

Council Tax Band: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: D.

Living Room 18'5" x 12'4" (5.63m x 3.77m)
Wood sash window to front aspect.
Electric Fire.
2 x Radiator.
Stairs to first floor.
Carpeted.

Kitchen 8'4" x 8'0" (2.56m x 2.46m)
Wood sash window to rear aspect.
A range of wall, base units.
Vinyl flooring.
Plumbing available for washing machine.
Ceiling newly plastered.

Bedroom One 15'1" x 8'0" (4.60m x 2.44m)
Wood sash window to front aspect.
Carpeted.
Radiator.

Bedroom Two 10'1" x 6'11" (3.08m x 2.13m)
Wood sash window to rear aspect.
Carpeted.
Radiator.

Bathroom 7'9" x 4'0" (2.38m x 1.24)
Wood sash window.
Walk-in shower, glass enclosure.
Low level W/C

Loft Room
Boarded.
Velux window.
Wooden beams.
Staircase.

Externally
Laid lawn.

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.

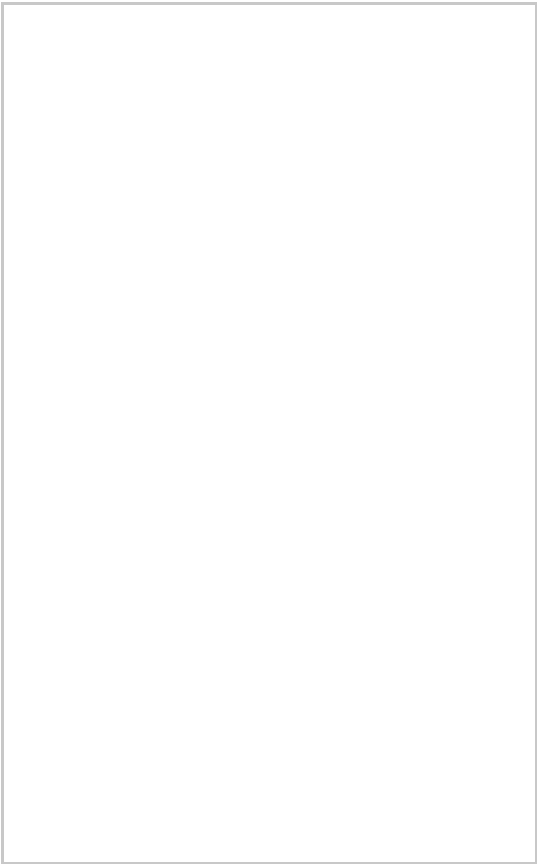
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

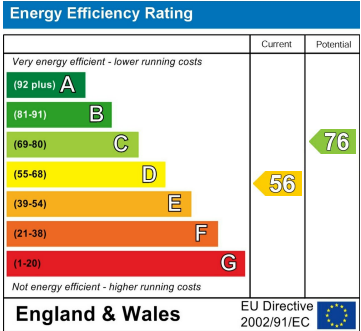
Area Map



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.

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