



Inglebys

Estate Agents



13 Tyne Street

Loftus, TS13 4LR

£89,950



A deceptively spacious four bedroom, mid-terraced property in generally good condition throughout, benefiting from lounge, kitchen/diner with rear porch and bathroom to the ground floor which has a separate bath and shower cubicle. There are four bedrooms over the first and second floor, three of which could be double bedrooms!

The property benefits from gas central heating from a Baxi combi boiler and white uPVC double glazed doors and windows throughout. Located in what is locally known as East Loftus, this property is close to local bus routes to neighbouring seaside villages and towns, a 10 minute walk to the Market Place for all local amenities this property really does offer excellent value for money.



Tenure: Freehold.

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

EPC Rating: D-Rating.

Lounge 15'1" x 12'6" (4.61m x 3.83m)

Accessed from a small front vestibule, the lounge has carpet to the floor and coving to ceiling along with ceiling rose, feature fire surround with electric fire, doorway leading to stairs to first floor, uPVC window to the front aspect and radiator.

Kitchen/Diner 15'7" reducing to 10'6" x 15'1" (4.75m reducing to 3.21m x 4.60m)

A well proportioned kitchen/dining area with 2 x uPVC windows to the rear aspect, carpet to the floor with a range of wall and base units finished with wood effect doors and drawer fronts, laminated worktops with tiled splashbacks, slot in gas oven/hob, stainless steel sink/drainers with chrome mixer, plumbing for washing machine, gas fire, single radiator and understairs storage.

Rear porch

Porch area to the rear with single radiator and double glazed door to the rear courtyard.

Bathroom 8'0" x 6'2" (2.44m x 1.89m)

A white 3-piece bath suite, with shower cubicle and mixer shower, wood effect vinyl flooring, part clad walls with vanity unit to the basin, double radiator and uPVC window to the rear aspect.

First Floor

Bedroom 10'11" x 9'5" (3.33m x 2.88m)

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

Bedroom 12'3" x 11'8" to wardrobes (3.75m x 3.57m to wardrobes)

The 'main' bedroom with carpet to the floor and coving to ceiling, fitted wardrobes along one full wall, single radiator and uPVC window to the front aspect.

Second Floor

Bedroom 13'10" x 11'9" (4.23m x 3.60m)

Open staircase to the bedroom with carpet to the floor, single radiator and uPVC window to the rear aspect.

Bedroom 15'1" x 11'4" (4.60m x 3.47m)

Another double bedroom with carpet to the floor, electric wall heater and uPVC window to the front 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.

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

