Inglebys
Estate Agents



Canbedun Victoria Terrace

Loftus, TS13 4LF

£105,000

3 2 2 C

In need of a little love and attention, Canbedone is a special 'one off' spacious three bedroom, detached property on Victoria Terrace in Loftus. Backing onto woodland and close to local amenities such as the Market Place, Cricket Club, bus routes to neighbouring towns and village and local schools this property has the makings to be a fantastic family home.
Canbedone in Loftus is situated between the Victorian seaside town of Saltburn and the fishing village of Staithes, the property benefits from a spacious lounge, separate dining room with downstairs WC, upstairs there are three bedrooms and family bathroom. To the outside there is a garden to the side and woodland to the rear.
The land to the right side of the property (formerly the garage), is also available by separate negotiation.







The old garage site is also now available by separate negotiation at £15,000.

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

Hallway
A small external porch to the front door, spacious hallway with carpet to floor, open staircase to the first floor and single radiator, doors to the lounge, kitchen and downstairs WC.

Lounge 16'11" x 11'9" (5.17m x 3.60m)
A spacious lounge area with carpet to the floor, wooden double glazed bay window to the front and wooden double glazed unit to the rear providing ample natural light, feature fire surround with gas inset fire, 2 x radiators and open archway to the dining room.

Dining Room 10'8" x 8'9" (3.26m x 2.67m)
Wood effect tiles to the floor, open plan from the lounge, wooden double glazed unit to the rear aspect and single radiator, door providing access to the kitchen.

Kitchen 10'9" x 10'8" (3.28m x 3.26m)
The wood effect tiles continue to the floor in the kitchen, a range of wall and base units all finished with wood effect doors and drawer fronts, marble effect worktops and tiled splashbacks, 1 1/2 bowl sink/drainer with chrome mixer tap, plumbing for washing machine, wooden double glazed units to the rear aspect overlooking woodland, double radiator, electric hob and undercounter electric oven, wooden door to the side garden.

Downstairs WC 5'9" x 4'10" (1.77m x 1.48m)
A well proportioned downstairs WC with white WC and basin, wall mounted boiler, single radiator and wooden double glazed unit to the front aspect.

First Floor
To the landing area, there is carpet to the floor, access to the loft and wooden double glazed window to the front aspect.

Bedroom One 16'10" x 11'8" (5.14m x 3.58m)
A large principal bedroom with fitted wardrobes and dresser, carpet to the floor with wooden double glazed bay window to the front and double glazed unit to the rear aspect, 2 x radiators.

Bedroom Two 11'10" x 9'0" (3.63m x 2.75m)
Another double bedroom with carpet to the floor, single radiator and wooden double glazed unit to the rear aspect.

Bedroom Three 9'11" x 8'9" (3.04m x 2.67m)
With carpet to the floor, single radiator and wooden double glazed unit to the front aspect.

Family Bathroom 7'9" x 7'6" (2.38m x 2.31m)
A white 3-piece corner bath suite with mixer shower over bath, tiled floor, double radiator and wooden double glazed unit to the rear aspect.

Externally
Side.
A well proportioned garden to the side aspect of the property laid mainly to lawn, path access to the rear of the property along with access to the woodland at the rear.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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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.

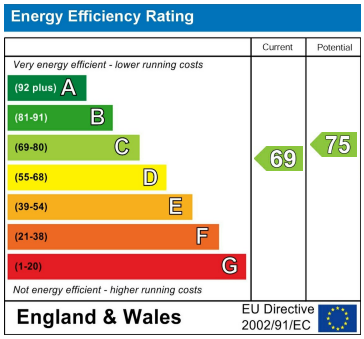
Area Map



Floor Plans



Energy Efficiency Graph



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