



# Inglebys

Estate Agents



## 17 Deepdale Road

Loftus, TS13 4RS

**£99,950**



\*\*\* REDUCED FOR QUICK SALE! \*\*\* Welcome to Deepdale Road, Loftus - a charming terraced house that offers exceptional spacious family accommodation. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy.



Situated in a prime location, this house is conveniently close to local amenities and leisure facilities, making everyday life a breeze.

Ideal for first-time buyers, this fabulous home presents a wonderful opportunity to step onto the property ladder and create lasting memories. Don't miss out on the chance to make this lovely house your own - book a viewing today and envision the endless possibilities that await you at Deepdale Road, Loftus.

Tenure: Freehold.

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

EPC Rating: D

**Entrance Hall 18'10" x 3'4" (5.76m x 1.04m)**

UPVC double glazed door to the front aspect. Staircase leading to the first floor. Radiator.

**Living Room 12'2" x 11'10" (3.72m x 3.62m)**

Carpeted. UPVC double glazed bay window to the front aspect. Radiator. Coving. Glazed double doors open to the Dining Room.

**Dining Room 12'2" x 15'2" (3.72m x 4.64m)**

Fireplace. UPVC double glazed window to the rear aspect. Carpeted. Coving. Open access to the inner lobby.

**Inner Lobby**

Under-stairs storage cupboard. UPVC double glazed window to the side aspect. Access to the Kitchen.

**Kitchen 13'6" x 9'9" (4.118m x 2.98m)**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Freestanding electric cooker. Extractor hood. Tied splash-backs. Tiled floor. UPVC double glazed window to the side aspect. Radiator. Coving. Access to the Utility Area.

**Utility Area 10'4" x 6'11" (max) (3.17m x 2.11m (max))**

Plumbing for washing machine & space for tumble dryer. Window to the rear aspect. Access to Ground-Floor W/C. UPVC double glazed door opening to the rear yard.

**Ground-Floor W/C 4'1" x 3'10" (1.27m x 1.18m)**

Low-level W/C. UPVC double glazed window to the side aspect.

**First Floor**

**Landing 23'8" x 6'0" (max) (7.23m x 1.84m (max))**

Carpeted. Loft hatch. UPVC double glazed window to the side aspect. Radiator.

**Bedroom One 15'9" x 11'11" (4.82m x 3.64m)**

UPVC double glazed bay window to the front aspect. Carpeted. Radiator. Picture rail.

**Bedroom Two 11'11" x 9'5" (3.65m x 2.89m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bedroom Three 9'11" x 9'4" (3.03m x 2.86m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bathroom 6'9" x 6'6" (2.06m x 1.99m)**

Panel bath. Storage cupboard. Vinyl flooring. UPVC double glazed window to the side aspect.

**Shower Room 6'7" x 6'3" (2.03m x 1.92m)**

Low-level W/C. Walk-in shower cubicle. Pedestal hand basin. Vinyl flooring. UPVC double glazed window to the side aspect.

**External**

**Front Elevation**

Low-maintenance patio area with decorative gravel & gated access to the street.

**Rear Elevation**

Private enclosed courtyard with paved patio & outdoor seating space. Gated access to the alley.

**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.

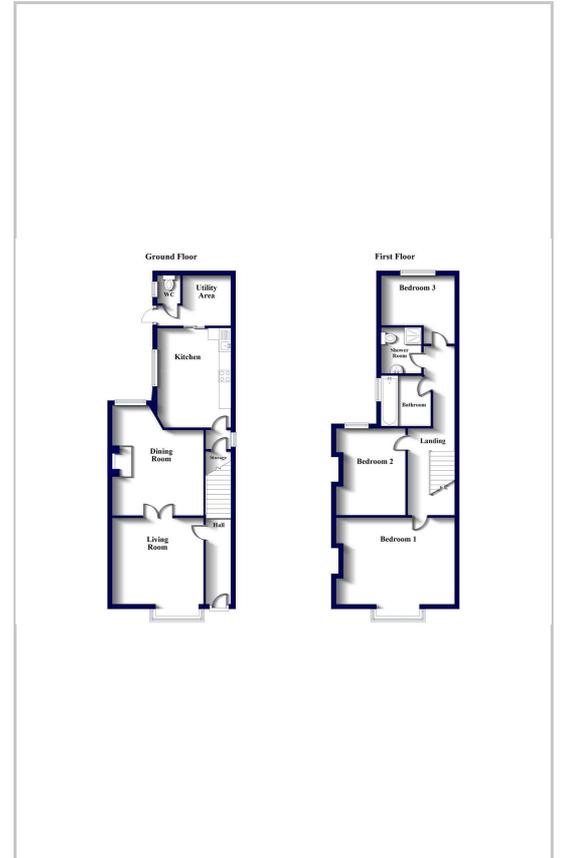
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

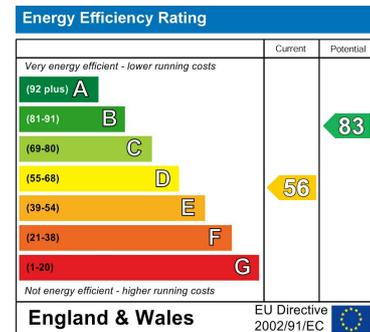
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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