



Inglebys

Estate Agents



28 Middle Gill Close

Loftus, TS13 4BX

£895 Per Calendar Month



Rarely available to rent, a beautifully presented 3-bedroom detached family home complete with off-street parking & enclosed rear garden.



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

EPC Rating: B-Rating.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Entrance Hall

Composite door to the front elevation. UPVC double glazed window to the side aspect. Radiator. Stairs leading to the first floor.

Living Room 15'1" x 10'0" (4.61m x 3.05m)

UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

Kitchen / Dining Area 13'5" x 7'9" (4.09m x 2.38m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor fan. Plumbing for washing machine. Wall-mounted combi-boiler. Space for dining table. UPVC double glazed French doors open to the rear garden and window to the rear aspect. Laminate flooring. Radiator. Access to Ground-Floor W/C.

Ground-Floor W/C 5'5" x 3'0" (1.67m x 0.93m)

Low-level W/C. Pedestal hand basin. Radiator. Laminate flooring.

First Floor

Landing

Carpeted.

Bedroom One 13'0" x 9'2" (3.98m x 2.80m)

UPVC double glazed window to the front aspect. Carpeted. Radiator. Access to the En-Suite.

Bedroom One En-Suite 9'2" x 3'6" (2.80m x 1.08m)

Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. UPVC double glazed frosted window to the rear aspect. Laminate flooring. Extractor fan. Radiator.

Bedroom Two 13'6" x 11'4" (4.14m x 3.46m)

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

Bedroom Three 11'8" x 6'9" (3.56m x 2.07m)

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

Family Bathroom 6'4" x 6'0" (1.95m x 1.85m)

Panel bath. Low-level W/C. Pedestal hand basin. Laminate flooring. Part-tiled walls. UPVC double glazed frosted window to the rear aspect. Radiator. Extractor fan.

External

Front Elevation

Block-paved driveway leading to integral single garage with 'up & over' door. Low-maintenance graveled garden space with pathway leading to the front entrance.

Rear Elevation

Enclosed garden area laid to lawn with established flowerbeds. Patio / outdoor seating space. Courtesy door to the Garage.

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.

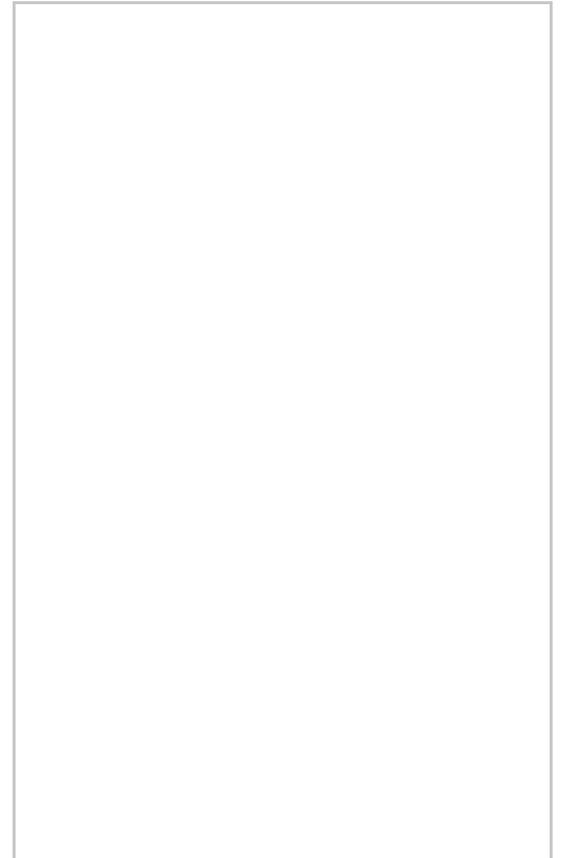
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

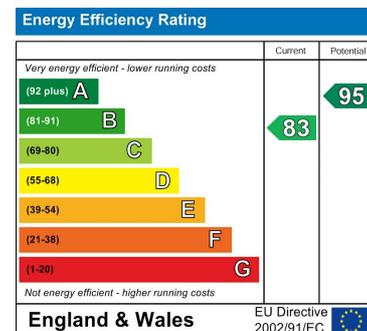
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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