



Inglebys

Estate Agents



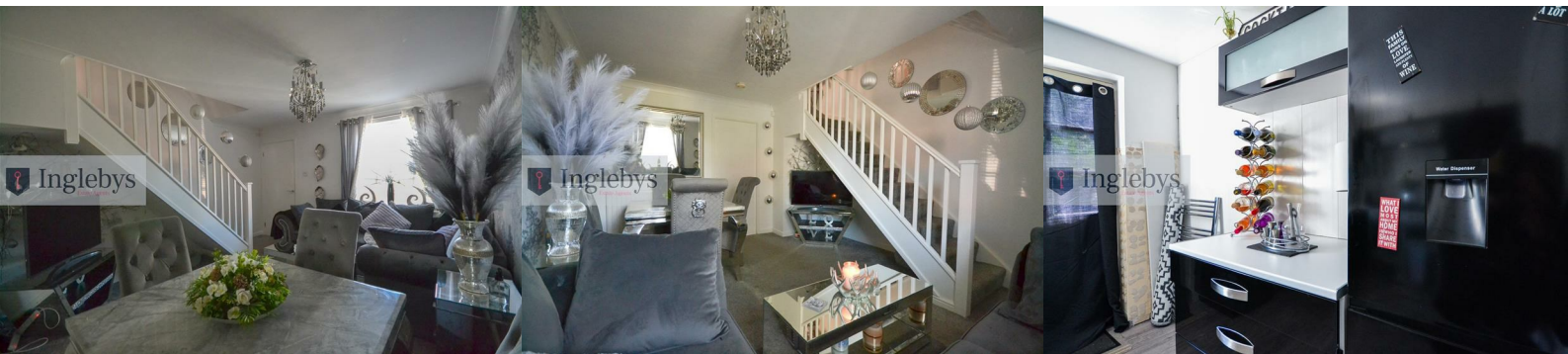
24 John Street

Loftus, TS13 4JD

£115,000



Located in a quiet residential area just behind Loftus Marketplace, a neutrally decorated semi-detached residence with gardens to the front and rear, and separate parking bay. Close to all local amenities, with easy access to Coastal Routes and walks, this charming property should be viewed to be fully appreciated.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: Await EPC

Entrance Porch

Living Room 14'0" x 11'9" (4.27m x 3.59m)

Wooden window to the front aspect, radiator, stairs rising to the first floor

Kitchen 11'10" x 8'10" (3.61m x 2.71m)

Range of wall base and drawer units, laminate worktops, inset stainless steel sink with mixer tap, space for range cooker, extractor. wooden window and door to the rear aspect.

First Floor

Landing 6'1" x 3'3" (1.87m x 1m)

Bedroom One 9'6" x 8'10" (2.92m x 2.71m)

wooden window to the rear aspect, mirrored sliding wardrobes, radiator

Bedroom Two 10'2" x 7'8" (3.1m x 2.34)

Wooden window to the front aspect, radiator

Bathroom 5'11" x 5'2" (1.81m x 1.59m)

White suite, panel bath with glazed screen, low level w.c pedestal wash hand basin wooden window to the rear aspect.

Externally

Low maintenance gardens to the front and rear. Separate parking plot to the front

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.

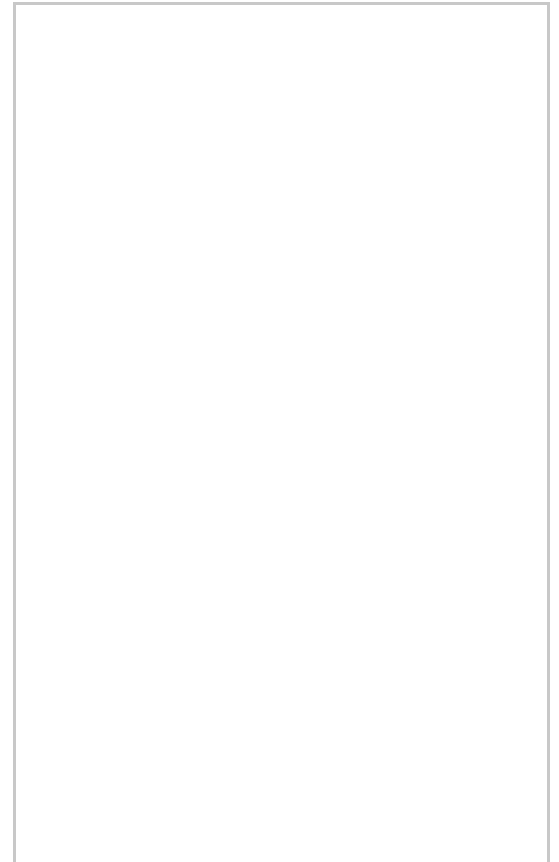
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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