



# Inglebys

Estate Agents



## 5 Tyne Street

Loftus Saltburn-By-The-Sea, TS13 4LR

**£94,950**



Step inside this deceptively spacious three bedroom, mid-terraced property in the popular location of Tyne Street in East Loftus. The property was significantly refurbished a few years ago, benefiting from a new modern kitchen with many integrated appliances, large family bathroom with jacuzzi bath and separate shower enclosure, walk in wardrobe to the first floor and fitted wardrobes and drawers to all bedrooms. The main feature is the large double bedroom to the second floor with ample light with plentiful storage to the eaves and alcoves.

East Loftus is located on the main A174 between Loftus and Easington, benefits from local bus routes to all neighbouring seaside villages and towns as well as major shopping centres such as Guisborough, Middlesbrough, Redcar as well as Whitby.

On your doorstep are woodland and clifftop walks, and only a short stroll to the Market Place of Loftus for all your local conveniences.



Property benefits from gas central heating via a combination gas boiler and uPVC double glazed windows and doors throughout. The bedrooms have fitted wardrobes and drawers, and there is a walk in wardrobe to the first floor, a huge family bathroom with black jacuzzi and separate shower enclosure.

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

**Lounge 14'1" x 12'0" (4.31m x 3.68m)**  
A well proportioned lounge with gas stove to the chimney breast and marble mantle, carpet to the floor, uPVC window to the front aspect and double radiator, doorway to dining room.

**Dining Room 12'0" x 8'11" (3.68m x 2.72m)**  
Carpet continues to the dining area with understairs storage, single radiator and uPVC window to the rear aspect.

**Kitchen 14'1" x 7'6" (4.30m x 2.30m)**  
A beautiful galley kitchen with a range of wall and base units finished with grey wood effect doors and drawer fronts, wood effect worktop and tiled splashbacks, black granite effect 1 1/2 bowl sink/drainers with matching black mixer tap, integrated upright fridge, freezer, dishwasher, dryer and washing machine, cladded ceiling with downlights, 2 x uPVC windows to the rear aspect, modern grey column radiator and uPVC door to the rear yard.

**First Floor**  
Carpeted staircase leading to first floor with carpet and uPVC window to the landing area providing natural light.

**Bathroom**  
A spacious bathroom with large black jacuzzi bath, a separate shower enclosure with mixer shower, white basin set in a gloss black vanity unit and WC, cladded walls and ceiling with downlights, chrome radiator and extractor with uPVC window to the rear aspect, grey wood effect vinyl flooring.

**Bedroom 9'2" x 6'10" (2.80m x 2.10m)**  
A double bedroom with fitted wardrobes and drawers, carpet to the floor, uPVC window to the front aspect.

**Walk in Wardrobe**  
A surprisingly well proportioned walk in wardrobe with downlights and carpet to the floor.

**Bedroom 9'2" x 5'10" (2.80m x 1.80m)**  
Another double bedroom, again fitted with wardrobes and drawers, carpet to the floor, single radiator and uPVC window to the front aspect.

**Second Floor**  
**Principal Bedroom 14'9" x 14'2" (4.50m x 4.33m)**  
A generously sized bedroom with carpet to the floor, Velux windows to the front and rear providing ample natural light, professionally fitted wardrobes to the alcoves and lots of storage to the eaves.

**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.

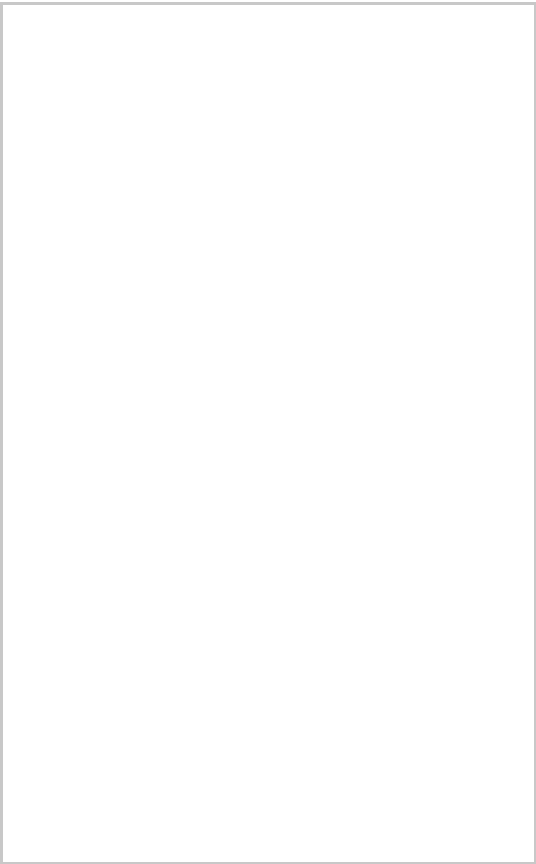
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## Area Map



## Floor Plans



## Energy Efficiency Graph

