Inglebys
Estate Agents



7 Station Road

Loftus, TS13 4PX

£120,000

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Ideally located on Station Road in the historic market town of Loftus, this delightful sandstone cottage offers a unique opportunity for those seeking a blend of character and convenience. Once a cobblers shop, the property has been thoughtfully transformed into a comfortable home, boasting a deceptively spacious interior.

The residence features a welcoming reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for a small family or for those wishing to accommodate guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the detached garage situated to the rear, providing valuable storage space or the potential for a workshop. The location is particularly advantageous, as it is just a short stroll from Loftus High Street, where you will find a variety of shops, cafes, and local amenities.

This home presents a wonderful opportunity for first-time buyers, small families, or investors looking to add to their portfolio. With its rich history and spacious layout, this property is not to be missed. Come and discover the charm of Loftus and make this house your new home.







Tenure: Freehold
Council Tax: Redcar & Cleveland - A
EPC Rating: D Rating

Entrance Hallway
Entrance door.
Staircase to the first floor.

Living Room/ Dining Room 10'3" x 19'11" (3.13 x 6.09)
Double glazed windows to the front and rear aspects.
Electric flame effect fire with a wooden surround.
Under-stair storage cupboard.
Storage cupboard housing a Baxi boiler (approx 5 years old)
Partially glazed door to the Kitchen.

Kitchen 5'6" x 7'8" (1.7 x 2.34)
Double glazed window to the side aspect.
Modern wall and base units in high gloss white, with wood effect laminate roll top work surfaces.
Stainless steel sink with mixer tap.
Integrated single electric oven with four burner electric hob, glass splashback and extractor hood.
Plumbing for a washing machine.
Tile effect vinyl flooring.
Door to the ground floor shower room.
partially glazed upVC door to the rear external.

Ground Floor Shower Room 5'0" x 4'2" (1.53 x 1.28)
Double glazed, frosted window to the side aspect.
A modern white suite comprising if a low level WC and sink, inset into a vanity unit.
Glass shower cubicle.
Wall mounted, vertical radiator.
uPVC cladded walls.

First Floor Landing
Loft access hatch

Bedroom One 11'0" x 11'11" reducing to 8'10" (3.37 x 3.65 reducing to 2.70)
Double glazed window to the front aspect.

Bedroom Two 9'3" x 6'8" (2.83 x 2.05)
Double glazed window to the rear aspect.

Bedroom Three 6'7" x 6'6" (2.03 x 2.00)
Double glazed window to the rear

Rear External
To the rear of the property is an enclosed yard and a detached garage.

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.

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.

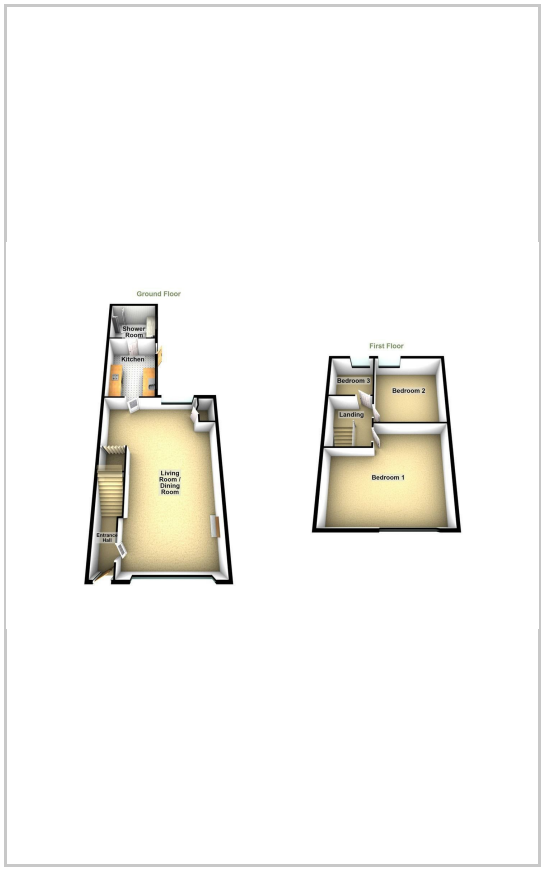
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

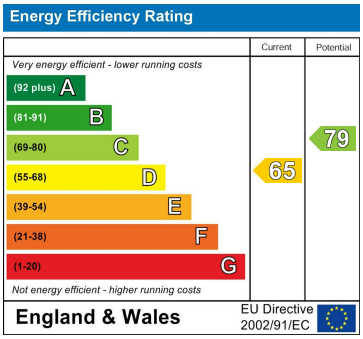
Area Map



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

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