Inglebys
Estate Agents




# 3 Middle Gill Close

## Loftus, TS13 4BX

**£138,000**

2 1 1 B

Beautifully presented and ready to move into, this lovely two-bedroom home is tucked away in a peaceful setting, with the coast and countryside both close by.

Inside, the property has a warm and welcoming feel, with a comfortable reception room, downstairs WC and well-maintained bathroom. French doors open onto the attractive, low-maintenance garden, making it easy to enjoy the outdoor space.

There is also parking for up to three vehicles, adding to the practicality of the home.

A great choice for a first-time buyer, couple or anyone looking for a well-kept home in a quiet location, Middle Gill Close is a property that feels ready to move straight into and enjoy.









Agent Note: There is an annual rent charge to Kingston for maintenance of drainage system - £46.36 per year.

Tenure: Freehold
Council Tax: Redcar & Cleveland band A
EPC Rating: B

**Lounge 15'2" x 10'0" (4.64 x 3.07)**
Double glazed window to the front aspect.
Under-stair storage cupboard.
Door opening to the kitchen.

**Kitchen 13'7" x 7'11" (4.15 x 2.42)**
Double glazed window to the rear aspect.
A range of modern, fitted wall and base units in white with laminate roll top work surfaces.
Integrated single electric oven with matching four-burner gas hob and an overheard extractor hood.
Stainless steel sink unit with mixer tap.
Plumbing for a washing machine.
Door to the ground floor cloaks/WC
French doors opening to the rear garden.
Wood effect vinyl flooring.

**Ground Floor Cloaks/WC 5'6" x 3'2" (1.68 x 0.99)**
Low level WC and pedestal wash basin.

**First Floor Landing**
Loft access hatch. Carpeted.. Radiator.

**Bedroom One 13'7" x 10'2" (4.15 x 3.10)**
Double glazed window to the front aspect. Radiator. Carpeted,

**Bedroom Two 12'11" x 7'6" (3.95 x 2.29)**
Double glazed window to the rear aspect. Radiator. Vinyl flooring.

**Family Bathroom 7'4" x 5'9" (2.26 x 1.77)**
Double glazed frosted window to the rear aspect.
A modern three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath with shower over.
Tiled walls to the bath/shower area.
Extractor fan.
Vinyl flooring.

**Externally**
To the front of the property there is a well tended lawn and to the side there is a gravelled parking area with shared access.
To the front of the property is an access road servicing the other properties in the cul-de-sac and another designated parking space.
To the rear is a well proportioned garden with paved patio, laid lawn, personal access gate to the front and all surrounded by substancial fencing.

**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.

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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.

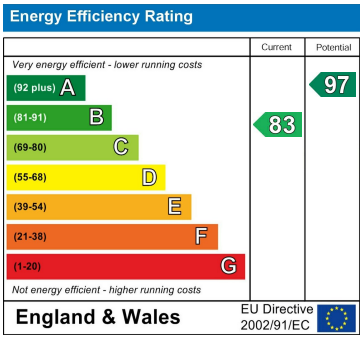
## Area Map




## Floor Plans




## Energy Efficiency Graph




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