



Inglebys

Estate Agents



9 Newcomen Terrace

Loftus, TS13 4RB

£595 Per Calendar Month



A well-presented 3-bedroom mid-terraced residence situated in the heart of the Town Centre, close to all local amenities & transport links.



Tenure Details: Freehold

Council Tax Band: Band A.

EPC Rating: D-Rating

Entrance Vestibule

Carpeted. Wooden door to the front elevation. Stairs leading to the first floor. Radiator.

Living Room 13'6" x 11'4" (4.12m x 3.47m)

Brand-new carpet. UPVC double glazed window to the front aspect. Feature gas fire within a marble fire surround. Radiator.

Dining Room 13'2" x 8'9" (4.02m x 2.67m)

Under-stairs storage cupboard. Brand-new carpet. UPVC double glazed window to the rear aspect. Radiator. Additional storage cupboard housing the combi-boiler.

Kitchen 8'2" x 8'2" (2.51m x 2.49m)

A range of wall, base & drawer units. New granite effect worktops with matching cladded splashbacks, incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Plumbing for washing machine & space for dryer. New vinyl flooring. UPVC double glazed window to the side aspect. Wooden door leading to the rear yard.

Bathroom 8'3" x 5'9" (2.53m x 1.76m)

Panel bath. Pedestal hand basin. Low-level W/C. New vinyl flooring. Part-tiled walls. UPVC double glazed window to the side aspect. Radiator.

First Floor

Landing

New carpet to the landing & stairs.

Bedroom One 14'8" x 10'7" (4.49m x 3.24m)

Decorative original cast-iron fireplace. Brand-new carpet. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two 8'7" x 7'1" (2.64m x 2.18m)

UPVC double glazed window to the rear aspect. Brand-new carpet. Radiator.

Bedroom Three 11'10" x 7'1" (3.62m x 2.18m)

UPVC double glazed window to the rear aspect. Brand-new carpet. Radiator.

External

Rear Elevation

Enclosed yard with gated access to the alley.

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.

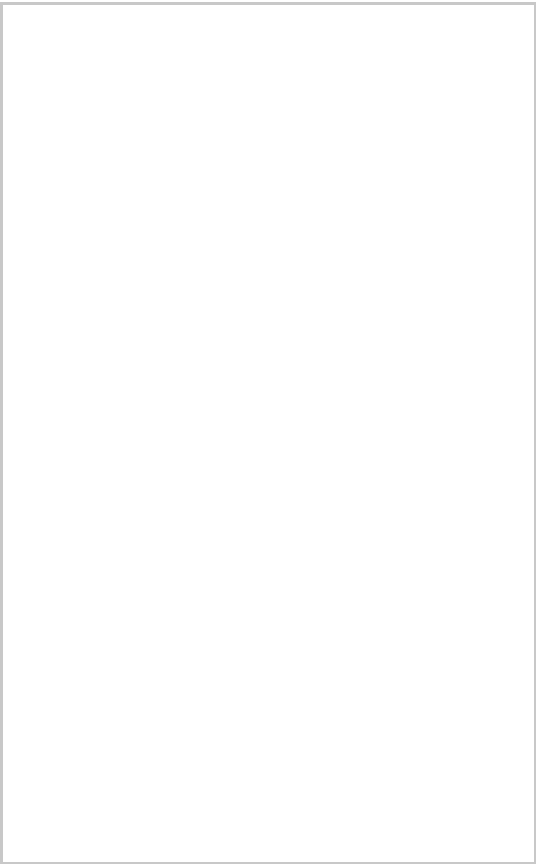
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: lettings@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

