



Inglebys

Estate Agents



8 West Road

Loftus, TS13 4RW

£120,000



Offering excellent value for money, we are delighted to bring to the market this sizeable five bedroom, mid-terraced family home in the heart of Loftus. Close to all local amenities and bus routes, as well as schools and the leisure centre, all rooms in this property really do lend itself towards family living!

The property offers four generously sized bedrooms over two floors, an open plan lounge/diner with stone fire surround and wood burner, large kitchen with a vast range of wall/base units to the ground floor.



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

Hallway

A small vestibule welcomes you to the hallway with stained glass windows to doors and panels, tiled floor and single radiator, staircase to first floor and doors to the lounge/diner and kitchen.

Lounge 14'1" x 11'8" (4.30m x 3.56m)

A spacious lounge which is open plan to the dining room, with carpet to the floor, cornice and ceiling rose along with picture rail, single radiator and large bay window to the front aspect. A beautiful stone fire surround with tiled hearth and wood burning stove.

Dining Room 12'1" x 11'8" (3.69m x 3.56m)

A large dining area which is open plan from the lounge the carpet continues, coving and ceiling rose with picture rail, uPVC window to the rear aspect and double radiator.

Kitchen 17'3" x 7'3" (5.28m x 2.23m)

A spacious kitchen with tiled floors, a range of wall and base units finished with Beech effect doors and drawer fronts, black marble effect worktops and tiled splashbacks, black stone effect 1 1/2 bowl sink/drainers with black mixer tap, plumbing for washing machine, ceramic hob with electric oven underneath and black hood. 2 x uPVC windows to the rear aspect and uPVC door to the rear yard.

Half landing

Family Bathroom 11'6" x 7'3" (3.51m x 2.23m)

A large family bathroom with a white three piece bathroom suite, a separate double shower enclosure with electric shower, vanity units to the toilet and basin, tiled walls, downlights and double radiator.

Bedroom Two 11'10" x 10'5" (3.63m x 3.19m)

Carpet to the floor and a range of fitted wardrobes and drawers, uPVC window to the rear aspect and single radiator.

Bedroom One 13'0" x 10'10" (3.97m x 3.31m)

A spacious double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

Bedroom Five 8'1" x 6'9" (2.47m x 2.08m)

A single bedroom with wood effect laminated flooring, single radiator and uPVC window to the front aspect.

Second Floor

Bedroom Three 17'0" x 9'2" (5.19m x 2.81m)

Running the width of the property, wood effect laminated flooring and a range of wardrobes to the eaves, Velux window to the front aspect and double radiator.

Bedroom Four 10'8" x 10'1" (3.27m x 3.08m)

Again with wood effect laminated flooring, a range of cupboards fitted to the eaves, Velux window to the rear aspect and double radiator.

Externally

Rear.
 An enclosed rear courtyard with gate to the rear street.

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.

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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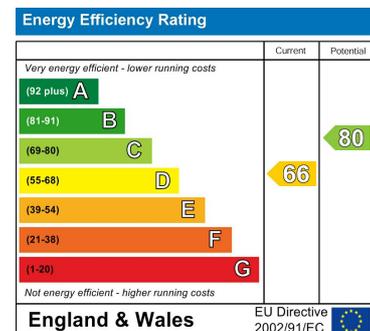
Area Map



Floor Plans



Energy Efficiency Graph



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