



Inglebys

Estate Agents



5 Arlington Street

Loftus, TS13 4LA

£76,000



A deceptively spacious 4 bedroom mid-terraced residence set over three floors. In need of some refurbishment, attractively priced to encourage a quick sale, available with immediate vacant possession, an ideal investment or first time buy



Tenure Details: Freehold

Council Tax Band: Band A.

EPC Rating: D-Rating

Hallway

Carpeted, UPVC double glazed front door, electric meter, fuse board.

Living Room 12'5" x 10'9" (3.79 x 3.28)

Carpeted, UPVC double glazed bay window, TV point, open fireplace with brick surround, radiator.

Dining Room 17'6" x 10'10" (5.34m x 3.31m)

Carpeted, radiator, UPVC double glazed door leading to yard, combi boiler, stairs leading to first floor.

Kitchen 12'5" x 7'2" (3.81m x 2.19m)

Vinyl flooring, range of wall base and drawer units, stainless steel sink + drainer + additional drainer, UPVC double glazed window, plumbed for washing machine, integrated electric oven + hob.

Landing

UPVC double glazed window.

Family Bathroom 12'3" x 7'11" (3.75m x 2.43m)

Vinyl flooring, radiator, towel radiator, UPVC double glazed window, toilet, vanity with wash hand basin x2, storage shelves.

Bedroom 2 9'3" x 6'11" (2.83m x 2.12m)

Carpeted, radiator, UPVC double glazed window.

Bedroom 1 13'8" x 10'2" (4.19m x 3.12m)

Carpeted, radiator, UPVC double glazed window.

2nd Floor Landing

Bedroom 4 11'9" x 7'3" (3.59m x 2.22m)

Carpeted, Velux roof window, radiator.

Bedroom 3 16'1" x 8'5" (4.91m x 2.57m)

Carpeted, radiator, Velux roof window, loft hatch.

External

Enclosed rear yard with 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.

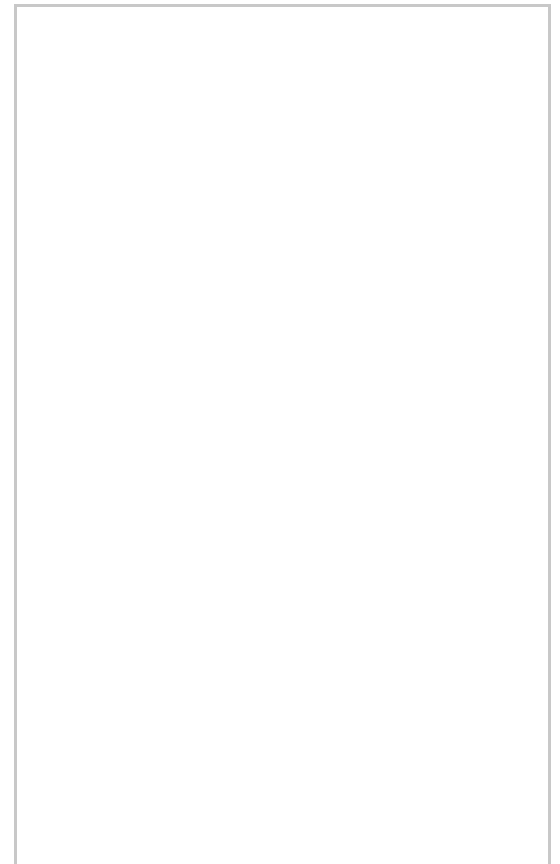
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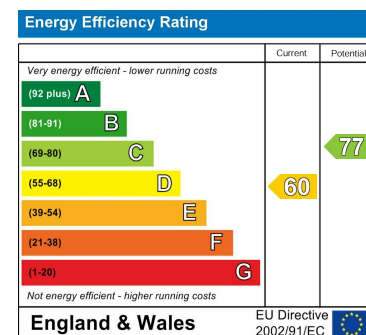
Area Map



Floor Plans



Energy Efficiency Graph



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