



Inglebys

Estate Agents



46 Whitecliffe Terrace

Loftus, TS13 4RE

£99,950



Offered in immaculate condition throughout with the addition of a garden to the front and enclosed rear yard, we have for sale this two bedroom mid-terraced property in the heart of Loftus.

Nestled away, just off the High Street this beautiful and private property wants for nothing! Updated to an excellent standard by the current owners we're sure you won't be disappointed.

Loftus benefits from many convenience stores and a historic Market Place, on the main A174 coastal route to neighbouring villages and seaside towns, benefiting from local bus routes, there are also a selection of bars and restaurants with woodland and cliff top walks close by.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC: Rating - D

Dining Area 11'6" x 10'6" (3.53m x 3.22m)

An open plan dining area to a lounge, the dining area is to the front of the property with double radiator and uPVC window to the front aspect, Oak mantle to the under-stairs storage area, downlights to ceiling and wood effect laminated flooring throughout the ground floor area.

Lounge 13'8" x 11'0" (4.17m x 3.37m)

Open plan to the dining area the flooring continues through, there is an electric flame effect stove to the chimney breast, single radiator and uPVC window to the rear aspect, downlights to ceiling and breakfast bar to the kitchen area.

Kitchen 11'10" x 6'11" (3.63m x 2.11m)

Laminated flooring continues, a range of wall and base units finished with hi-gloss white doors and drawer fronts, grey marble effect worktops with matching upstands and splashbacks, 1 1/2 bowl black granite effect sink/drainer with brass mixer, uPVC window to the rear aspect, 5-ring induction hob and marble splashback with black hood over, eye level electric oven, uPVC window to the rear aspect, integrated fridge/freezer, downlights and enclosed boiler. Composite door to the rear enclosed yard.

First Floor

Bedroom One 10'2" x 12'0" incr. 14'7" (3.10m x 3.66m incr. 4.46m)

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

Bedroom Two 11'9" x 7'1" (3.59m x 2.16m)

A well presented bedroom with carpet to the floor, uPVC window to the rear aspect and single radiator.

Bathroom 9'0" x 7'2" (2.75m x 2.19m)

A well proportioned bathroom with mosaic vinyl flooring, stand alone bath with matching white toilet and vanity to the basin, separate shower cubicle with mixer shower, uPVC window to the rear aspect and single radiator.

Externally

Front.

To the front of the property is a well presented lawned garden with graveled area to the bottom.

Rear.

Off the kitchen the rear yard has been enclosed with translucent roof, providing shelter and security for storage.

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.

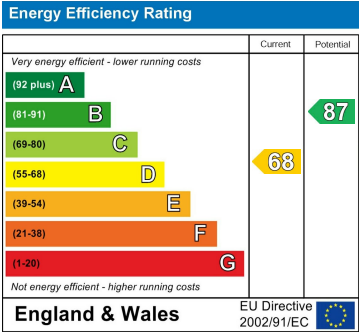
Area Map



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.