



Inglebys

Estate Agents



12 Grendale Court

Loftus, TS13 4JP

£212,500



Occupying a pleasant position within Grendale Court, this well-proportioned three-bedroom detached home offers generous family accommodation, an enclosed rear garden, extensive driveway parking and a single garage.



Located within Grendale Court in Loftus, this three-bedroom detached home offers a practical layout with good-sized living accommodation, off-road parking and useful outside space.

To the side of the property is a private driveway providing parking for up to four vehicles, together with access to a single garage. Inside, the living room spans the full width of the house, providing a generous main reception room with plenty of space for everyday family living. The kitchen and dining area is arranged as an open-plan space, with room for dining furniture and a useful layout for both day-to-day use and entertaining.

Upstairs are three bedrooms along with a family bathroom, providing a straightforward layout suitable for families, couples or anyone needing additional bedroom or home-working space. Outside, the property has an enclosed garden offering space for seating, children, pets or general outdoor use.

Loftus provides a range of local shops, schools and everyday amenities, while the surrounding area is well placed for access to the coast and countryside. Saltburn-by-the-Sea is a short drive away, along with nearby coastal villages including Staithes and Runswick Bay. There are also a number of walking routes and countryside areas nearby, including the Cleveland Way and the wider North York Moors, making the location convenient for anyone who enjoys walking, cycling or spending time outdoors.

Overall, the property offers three-bedroom detached accommodation with a garage, good driveway parking and an enclosed garden, in an established residential area with convenient access to local amenities and the surrounding coast and countryside.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: Awaiting New Certificate.

Entrance Hall
UPVC double glazed door & side panel to the front aspect. Carpeted. Storage cupboard.

Living Room 20'6" x 10'10" (6.26m x 3.31m)
UPVC double glazed windows to the front & side aspects. Carpeted. Radiator.

Dining Room 16'1" x 8'10" (4.91m x 2.71m)
UPVC double glazed French doors open to the garden. Carpeted. Stairs lead to the first floor. Open access to the Kitchen.

Kitchen 12'2" x 11'2" (3.72m x 3.42m)
A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for dishwasher & washing machine. Freestanding cooker with extractor hood. Wall-mounted combi-boiler. UPVC double glazed window to the front aspect & door opening to the side aspect. Carpeted. Radiator.

First Floor

Landing
UPVC double glazed window to the front aspect. Carpeted.

Bedroom One 17'7" x 10'9" (5.37m x 3.28m)
Fitted sliding mirrored wardrobes. Carpeted. UPVC double glazed windows to the front & side aspects. Radiator.

Bedroom Two 8'11" x 8'7" (2.72m x 2.63m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 8'11" x 8'11" (2.74m x 2.72m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Family Bathroom 6'5" x 5'7" (1.97m x 1.71m)
Panel bath. Pedestal hand basin. Low-level W/C. Tiled walls. Radiator. UPVC double glazed frosted window to the rear aspect.

External

Front Elevation
Enclosed garden laid to lawn with pathway to the Side Elevation.

Side Elevation
Driveway provides off-street parking for up to 4 cars, leading to single garage with 'up & over' door.

Side Garden
A private, enclosed garden area laid to lawn with outhouse storage & established hedgerow around the boundary.

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.

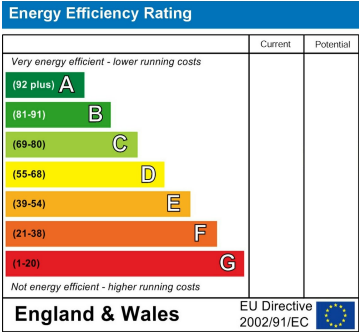
Area Map



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.