



Inglebys

Estate Agents



2 Middle Gill Close

Loftus, TS13 4BX

£159,000



Situated at the head of the recently constructed Gleeson Homes' Rosecroft Heights estate, a fabulous 3-bedroom semi-detached residence offered for sale with no onward chain, making a fantastic first-time buy for couples & small families alike.



Nestled in the charming Middle Gill Close of Loftus, this delightful semi-detached house is a perfect choice for those seeking a cosy yet stylish abode. Boasting one reception room, three bedrooms, ground-floor W/C and first floor bathroom, this property offers ample space for comfortable living.

The property's standout feature is the enclosed rear garden, providing a private sanctuary for relaxation or entertaining guests. With parking space for two vehicles via the driveway & garage, convenience is at the forefront of this home, making it ideal for couples and small families alike.

One of the most appealing aspects of this property is the picturesque woodland views to the front, adding a touch of tranquility to everyday life. The tasteful decor chosen by the current owners enhances the property's charm, creating a warm and inviting atmosphere throughout.

Don't miss the opportunity to make this fantastic starter home your own and enjoy the comforts and convenience it has to offer.

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: B-Rating.

Entrance Vestibule 5'2" x 4'5" (1.58m x 1.36m)

Composite UPVC door to the front aspect. UPVC double glazed window to the side aspect. Radiator. Stairs leading to the first floor.

Living Room 15'2" x 9'11" (4.63m x 3.04m)

UPVC double glazed window to the front aspect. Carpeted. Radiator. Under-stairs storage cupboard.

Kitchen & Dining Area 13'5" x 7'10" (4.11m x 2.41m)

A range of 2-tone white & blue wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Plumbing for washing machine. Tiled splash-backs. Vinyl flooring. Radiator. Space for dining table. UPVC double glazed window to the rear aspect & French doors opening to the rear garden. Access to the ground-floor W/C.

Ground-Floor W/C 5'9" x 3'2" (1.76m x 0.99m)

Low-level W/C. Hand basin. Radiator. Vinyl flooring.

First Floor

Landing

Carpeted. Loft hatch.

Bedroom One 16'9" x 9'1" (5.11m x 2.78m)

Dual-aspect with UPVC double glazed windows to the front & rear aspects. Carpeted. Radiator.

Bedroom Two 13'6" x 11'3" (max) (4.13m x 3.45m (max))

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

Bedroom Three 11'8" x 6'9" (3.58m x 2.08m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 6'5" x 6'0" (1.96m x 1.85m)

Panel bath with shower above. Low-level W/C. Pedestal hand basin. Part-tiled walls. Vinyl flooring. Extractor fan. Radiator. UPVC double glazed window to the rear aspect.

External

Front Elevation

Off-street parking via driveway & single garage with 'Up & Over' door. Small garden area laid to lawn.

Rear Elevation

Enclosed garden area laid to lawn. with additional patio & raised decking providing ample outdoor seating / entertaining space.

Disclaimer

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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.

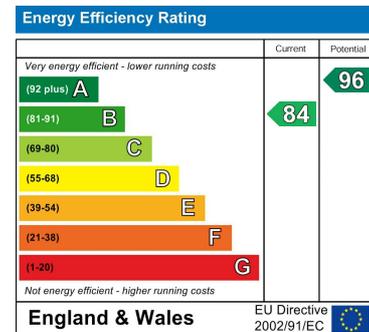
Area Map



Floor Plans



Energy Efficiency Graph



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