



Inglebys
Estate Agents

1 Golden Way

Loftus, TS13 4XR

£145,000



Welcome to Golden Way, Loftus - a charming and immaculately presented semi-detached house that is sure to capture your heart! This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

Situated in a prime location, this home offers convenient access to local schools, making the morning school run a breeze. The property features a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones.

With parking available for two vehicles, you'll never have to worry about finding a spot after a long day. The semi-detached nature of this house provides a sense of privacy and tranquillity, allowing you to unwind in peace.

Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Golden Way, Loftus.



This property boasts a beautifully presented interior that has been tastefully upgraded, making it an ideal choice for both first-time buyers and families alike.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary. The bathroom is well-appointed and provides all the necessary comforts.

One of the standout features of this property is the enclosed garden, offering a private outdoor space where you can unwind and enjoy the fresh air. And with parking available for two vehicles, you'll never have to worry about finding a spot for your car.

Don't miss out on the opportunity to make this affordable starter home your own. Whether you're looking to take your first step on the property ladder or searching for a comfortable family home, this property on Golden Way has everything you need.

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: Awaiting New Certificate.

Entrance Hall 10'6" x 7'9" (max) (3.22m x 2.37m (max))

Composite UPVC double glazed door to the front aspect. Laminate flooring. Radiator. Stairs leading to the first floor. Access to Ground-Floor W/C, Kitchen & Living Room.

Kitchen 9'4" x 9'2" (2.86m x 2.80m)

A range of gloss white 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. LED downlighting. UPVC double glazed window to the side aspect. Radiator.

Living Room & Dining Area 17'2" x 16'7" (max) (5.25m x 5.08m (max))

UPVC double glazed bay window & composite door to the rear aspect. Laminate flooring. Storage cupboard. Electric fire. UPVC double glazed window to the front aspect. Under-stairs storage cupboard. 2x radiators.

Ground-Floor W/C 6'11" x 2'6" (2.11m x 0.78m)

Low-level W/C. Pedestal hand basin. UPVC double glazed window to the side aspect. Laminate flooring. Radiator.

First Floor

Landing

Storage cupboard. Carpeted. Loft hatch. UPVC double glazed window to the front aspect.

Bedroom One 13'7" x 9'4" (4.16m x 2.87m)

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

Bedroom Two 12'5" x 9'0" (3.80m x 2.75m)

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

Bedroom Three 8'6" x 7'9" (2.61m x 2.38m)

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

Bathroom 7'3" x 6'11" (2.21m x 2.12m)

Composite walk-in shower cubicle with thermostatic monsoon shower & additional handheld attachment. Hand basin in the vanity unit. Low-level W/C. Mosaic tile effect vinyl flooring. Tiled walls. LED downlighting. Radiator.

External

Front Elevation

Garden area with established borders, shrubs & greenery. Gated access to the Rear Elevation.

Rear Elevation

Garden area laid to lawn with flowerbeds. Paved patio area with ample space for outdoor seating. Steps lead up to the Parking Bay.

Parking Bay

Off-street parking for 2x cars.

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.

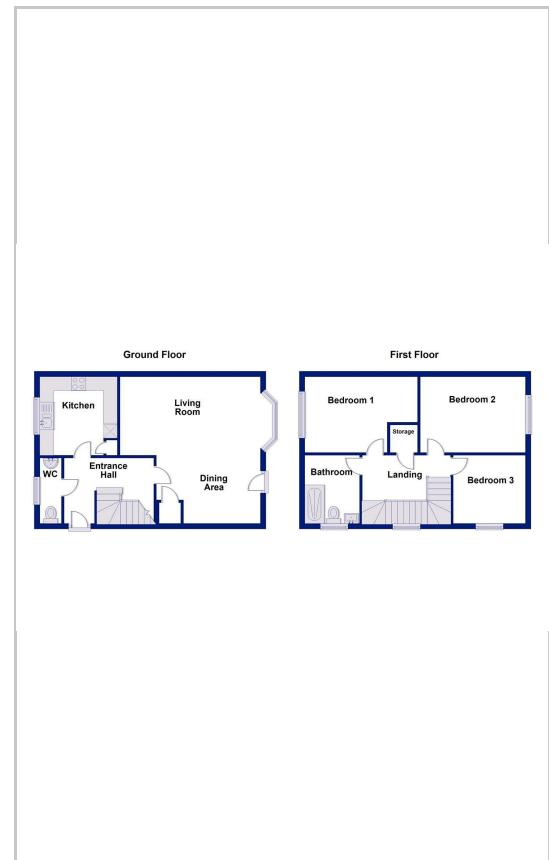
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

Area Map



Floor Plans



Energy Efficiency Graph

