



Inglebys

Estate Agents



9 Woodview

Loftus, TS13 4HL

£200,000



Situated in the quiet and highly regarded cul-de-sac of Wood View, Loftus, this two-bedroom bungalow offers low maintenance, single level living in a peaceful Loftus setting. Ideally located on an elevated plot with views of the surrounding woodland to the front.

The property briefly comprises of a bright living room, fitted kitchen, shower room, two well-proportioned double bedrooms, a porch and garage.

With private and low maintenance garden space to the rear and a spacious driveway to the front, this bungalow is ideal for downsizers seeking practical comfort without compromising on parking.

Offered for sale with no onward chain, call us today to arrange your viewing appointment.



Tenure: Freehold.

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

EPC Rating: Awaiting assessment.

Entrance Porch 7'6" x 6'3" (2.29 x 1.91)
Double glazed throughout.
Door to the Entrance Hallway.

Entrance Hallway
Partially boarded loft, accessed via a hatch.
Radiator.

Living Room 12'2" x 14'9" (3.73 x 4.52)
Double glazed bow window to the front aspect.
Flame effect gas fire with a granite effect back and hearth and a wooden surround.
Radiator.

Kitchen 9'10"x 11'10" (3.02x 3.63)
Double glazed windows to the side and rear aspects.
A range of fitted wall and base units with granite effect roll top work surfaces.
Tiled splashbacks.
Radiator.
Integrated electric oven, hob and extractor hood.
Stainless steel sink and drainer with mixer tap.
Integrated washing machine.
Partially glazed uPVC door, opening to the rear external.

Bathroom 5'11" x 6'4" (1.81 x 1.94)
Double glazed, frosted window to the rear external.
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a double, walk-in shower cubicle.
Chrome heated towel rail.
Ceramic tiled walls.
Wood effect vinyl flooring

Bedroom One 8'9" x 10'1" (2.68 x 3.09)
Double glazed window to the rear aspect.
Built in wardrobes and over-head storage.
Radiator.

Bedroom Two
Double glazed window to the front aspect.
Built in wardrobes and over-head storage.
Radiator.

Garage
To the side of the property is a brick built garage with power and light.
Electric roller door.
Wall mounted combination boiler.
Courtesy door to the rear.

External
To the front of the property is a paved driveway providing off street parking for several vehicles.
The low maintenance, split level rear garden is mainly paved and with a wooden storage shed.

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.

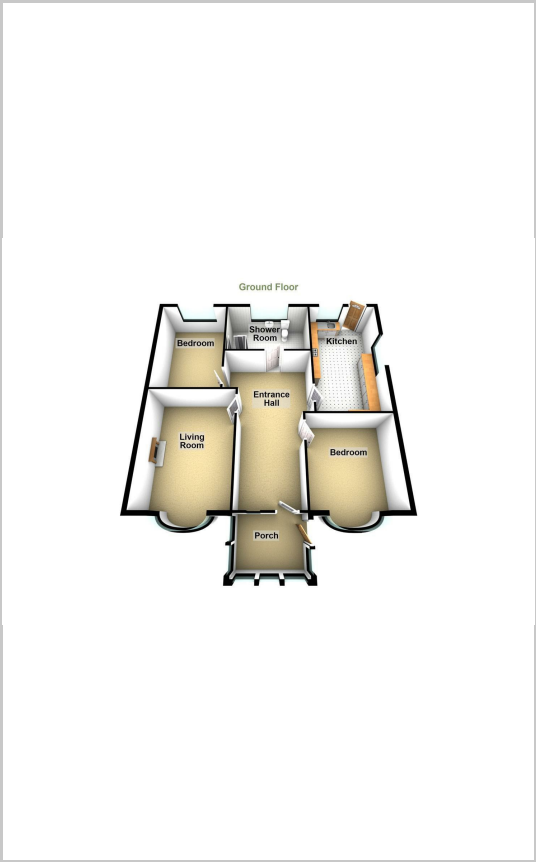
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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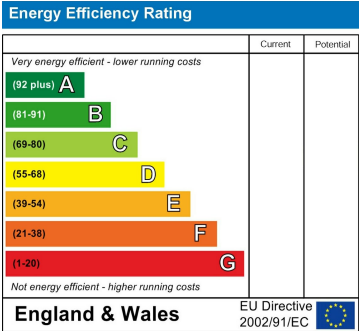
Area Map



Floor Plans



Energy Efficiency Graph



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