



## 7 Boulby Drive

Loftus, TS13 4JN

**£185,000**



This delightful detached bungalow on Boulby Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

With modern kitchen and bathroom suites, off street parking, a garage and a spacious rear garden.

Interest is expected to be high, please call us today to arrange your viewing appointment.



Tenure: Freehold  
Council Tax: Redcar & Cleveland Band C  
EPC Rating: D

## Entrance Hallway

Partially glazed uPVC entrance door.  
Storage cupboard.  
Radiator.

## Living Room 17'7" x 11'8" (5.37 x 3.56)

Double glazed French doors to the front aspect.  
Electric flame effect fire with wood surround and marble effect back and hearth.  
Radiator.

## Kitchen 8'10" x 10'11" (2.71 x 3.34)

Double glazed windows to the rear and side aspects.  
A range of fitted wall and base units with laminated roll top work surfaces.  
Integrated electric single oven and matching hob.  
Glass splashback.  
Plumbing for a washing machine.  
Radiator.

## Bathroom/WC 7'1" x 6'10" (2.16 x 2.09)

Double glazed, frosted window to the rear aspect.  
Fully tiled walls and flooring.  
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.  
Radiator.

## Bedroom One 10'4" x 13'1" (3.16 x 4.0)

Double glazed window to the rear aspect.  
Built in wardrobes.  
Radiator.

## Bedroom Two 10'8" x 9'8" (3.27 x 2.95)

Double glazed window to the front aspect.  
Radiator.

## External

The low maintenance front garden is mainly gravelled with a paved driveway for two vehicles.  
The spacious and enclosed rear garden is mainly laid to lawn.

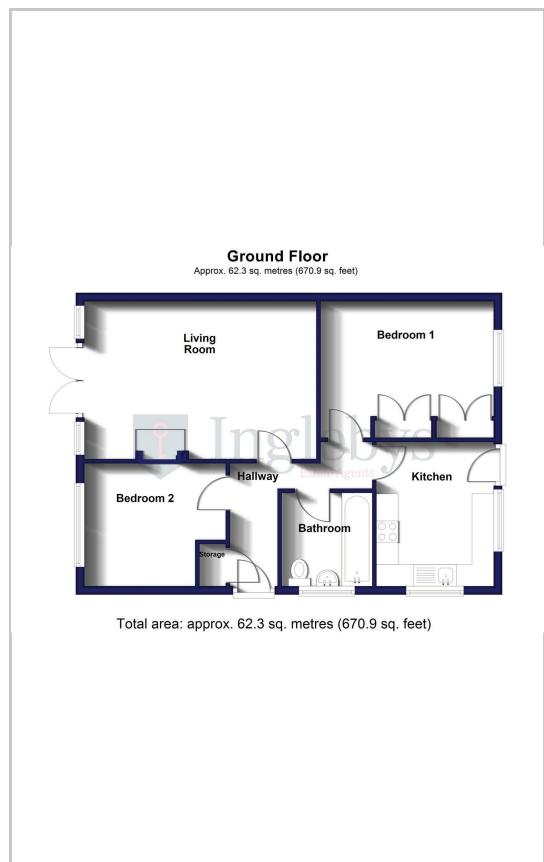
## Garage

Brick built garage with up and over door.

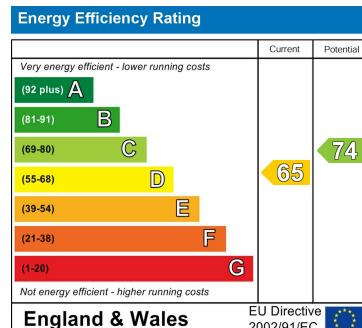
## Area Map



## Floor Plans



## Energy Efficiency Graph



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