



# Inglebys

Estate Agents



## 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.

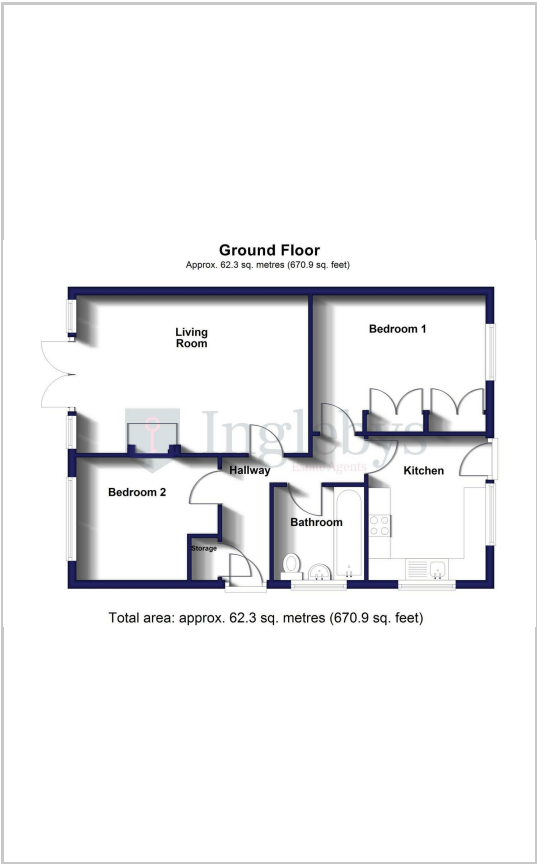
Garage

Brick built garage with up and over door.

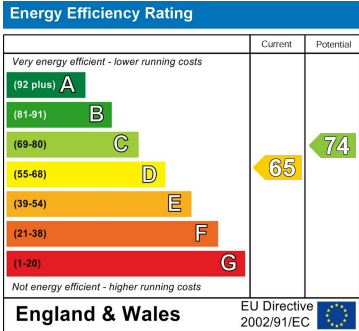
Area Map



Floor Plans



Energy Efficiency Graph



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