



# Inglebys

Estate Agents



## 50 Coronation Road

Loftus, TS13 4SL

**£110,000**



An opportunity to purchase this well presented, three bedroom semi-detached family home with front and rear gardens in the popular location of Coronation Road, Loftus. Built with families in mind, spacious rear garden and storage sheds, this property has a Baxi combination boiler and double glazing throughout.



Walking distance to the town centre with all its local amenities, including local primary schools, all with good Ofsted grades, main bus routes to all neighbouring towns and villages this property really is well located. An ex-local authority property which were built of brick and always had families in mind when the room sizes were considered, as well as outside space.

Tenure Details: Freehold

EPC Rating: To Follow.

Council Tax Band: A

Hallway

With carpet to the floor, entrance via the front double glazed door, offering plenty of light to a spacious entrance, single radiator and under-stairs storage, carpet to the staircase.

Lounge 13'2" x 12'9" to the bay (4.02m x 3.91m to the bay)

With carpet to the floor, a large bay window to the front aspect offers plenty of natural light to the room.

Kitchen 8'5" x 7'6" (2.57m x 2.31m)

The kitchen benefits from a spacious pantry, additional storage cupboard, kitchen area with wood effect linoleum flooring, a range of wall/base units with marble effect worktops and tiled splashbacks, stainless steel sink/drainer with chrome mixer tap, plumbing for washing machine/dishwasher, space for an electric slot in oven/hob with overhead black hood. There is a double glazed door providing access to the rear garden, storage sheds, plus doorway leading to the dining room.

Dining Room 10'10" x 10'9" (3.32m x 3.30m)

A pleasant dining room with large window to the rear aspect overlooking the garden, carpet to the floor and double radiator.

First Floor

Bathroom 7'11" x 7'8" (2.43m x 2.34m)

A white bath suite with tile effect linoleum flooring, part tiled walls to the bath, airing cupboard which also houses the Baxi combination boiler, single radiator.

Bedroom One 11'6" x 11'1" (3.53m x 3.38m)

A spacious double bedroom with built in storage cupboard, carpet to the floor, double radiator and large window to the front aspect.

Bedroom Two 11'7" x 9'3" (3.54m x 2.83m)

Another double bedroom with carpet to the floor, built in storage cupboard, double radiator and window to the rear aspect.

Bedroom Three 9'1" x 7'11" (2.79m x 2.43m)

With carpet to the floor, storage cupboard, single radiator and window to the front aspect.

Externally

FRONT.

The property benefits from a wrought iron gate, with path to the front of the property, to one side the garden is laid with lawn and borders, to the other is flower bed. The path leads to the side of the property and onto the rear garden.

REAR.

A spacious rear garden laid with lawn and borders, a patio area, and the original storage sheds and coalhouse are still present, offering many opportunities.

Disclaimer

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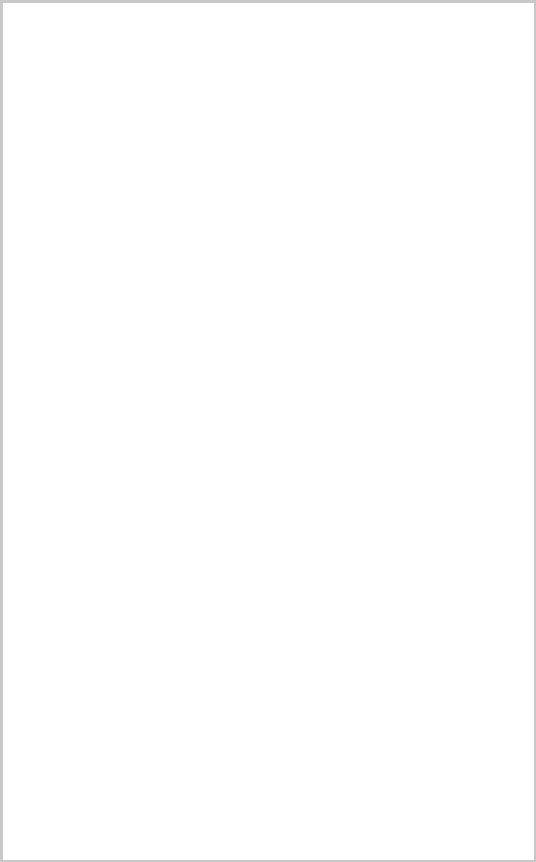
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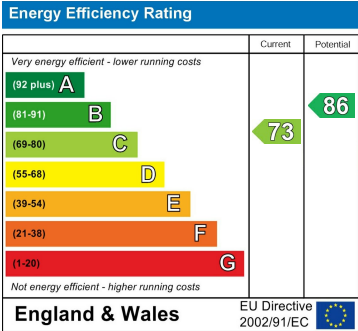
Area Map



Floor Plans



Energy Efficiency Graph



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