



# Inglebys

Estate Agents



## 13 St. Hildas Terrace

Loftus Saltburn-By-The-Sea, TS13 4SE

**£118,000**



Offering exceptional value for money, a three bedroom mid-terraced residence on the periphery of Loftus, with large garden, garage, off street parking, and stunning open aspect views from the home office and decking area.



An ideal first time buy for couples and young families alike, early viewing is advised.

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

Composite front door

**Open Plan Living Room 23'4" x 12'6" (7.11m x 3.81m)**  
Stairs to the first floor, fireplace, two radiators, arch to dining area, uPVC double glazed window to the front aspect, uPVC double doors giving access from the dining area to the enclosed rear yard.

**Kitchen 11'2" x 10'2" (3.41m x 3.1m)**  
Range of wall base and drawer units, laminate worktops stainless steel sink and a half with mixer tap and drainer, electric hob with extractor fan, eye level electric oven. Integrated fridge freezer, plumbing for washing machine, wall mounted Baxi combination boiler, uPVC window, Double glazed wooden door.

**First Floor**  
Feature panelled walls, landing area loft hatch

**Bedroom One 11'11" x 8'3" (3.65m x 2.53m)**  
uPVC window to the front aspect, mirrored sliding door wardrobes, feature wood panelling, radiator

**Bedroom Two 8'8" x 8'6" (2.66m x 2.6m)**  
uPVC window to the rear aspect, built in wardrobe, radiator

**Bedroom Three 8'8" x 6'8" (2.65m x 2.05m)**  
uPVC window to the front aspect, radiator

**Family Bathroom 8'2" x 5'5" (2.49m x 1.67m)**  
White bathroom suite, panel bath with curved glass shower screen, low level w.c, wash hand basin in vanity unit, chrome towel rail. uPVC window to the rear aspect

**Externally**  
Slightly off set to the property, to the front is a large detached garage, with off street parking in front, gravel patio area could easily be converted to provide further parking, rear garden can be accessed from a side gate or through the home office to the composite raised decking area.  
Laid mainly to lawn, with attractive pergola, and stunning open countryside views.

**Garage 14'9" x 15'3" (4.5m x 4.67m)**  
Up and over door, electricity,

**Home Office 14'9" x 7'8" (4.51m x 2.34m)**  
Located at the rear of the of the garage, with views over the garden, uPVC French doors, and side door, electricity and high speed broadband.

**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.

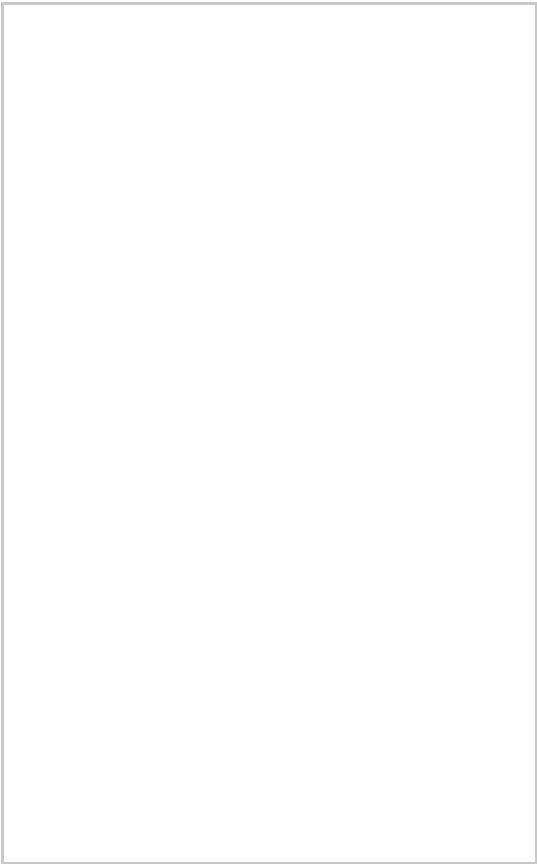
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

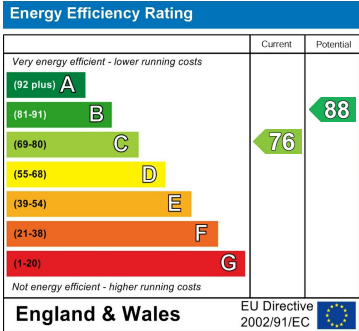
Area Map



Floor Plans



Energy Efficiency Graph



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