



Inglebys

Estate Agents



22 West Road

Loftus, TS13 4RP

£127,500



This well presented, four-bedroom mid-terraced family home offers surprisingly spacious living throughout, benefiting from a rear garden, parking as well as an oversized single garage to the rear, this property really does offer excellent value for money.

Over three floors the property has an open plan lounge and dining room with long galley style kitchen to the rear, door to a well proportioned enclosed courtyard with a gate to the rear street and onto the garage, parking and rear garden.

The first floor boasts a large family bathroom with bath and separate shower cubicle, principal bedroom and further single bedroom, to the second floor are two large bedrooms with Velux windows to the front and rear.

The property is located within close proximity of the town centre which has convenience stores and other shops, local bus routes to neighbouring towns and villages, there are three primary schools and the secondary school is a short bus journey.



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

Entrance Hallway

Accessed from the front aspect, there is a small vestibule with carpet to the floor, the hallway benefits from a single radiator and access to the downstairs lounge/dining room and staircase.

Lounge 13'11" x 11'11" (4.25m x 3.64m)

A bright and airy lounge which benefits from a uPVC Bay window to the front aspect, carpet to the floor and coving to ceiling, a feature fire surround with electric stove effect fire, double radiator and is open plan to the dining room.

Dining Room 14'11" x 11'10" (4.56m x 3.62m)

Open to the lounge, the carpet continues through, with coving to ceiling and dado rail, double radiator and uPVC window to the rear aspect, doorway to under-stairs cupboard and the kitchen.

Kitchen 17'8" x 7'4" (5.39m x 2.26m)

A long galley style kitchen with wood effect vinyl flooring, wall and base units finished with cream shaker style doors and drawer fronts, wood effect worktops and tile effect splashbacks, stainless steel sink/drainер with chrome mixer tap, plumbing for washing machine, 2 x uPVC windows to the rear aspect, slot in gas oven/hob, access to under-stairs cupboard, uPVC door to the rear courtyard.

First Floor

Family Bathroom 12'4" x 7'8" (3.76m x 2.36m)

A spacious bathroom with wood effect vinyl flooring, a white 3-piece bath suite with shower attachment, separate shower cubicle with electric shower, part tiled walls, wall mounted combination boiler (little over a year old), airing cupboard, single radiator and uPVC widow to the rear aspect.

Principal Bedroom 16'4" x 10'0" (5.00m x 3.06m)

A spacious double bedroom with carpet to the floor, storage cupboard, single radiator and uPVC window to the front aspect.

Bedroom Four 8'10" x 6'5" (2.71m x 1.97m)

A single bedroom, large enough for a single bed and wardrobe, carpet to the floor, single radiator and uPVC window to the front aspect.

Second Floor

Bedroom Two 17'0" x 10'6" (5.20m x 3.21m)

The width of the house! a double bedroom with 2 x Velux windows to the front aspect, carpet to the floor plenty of storage space and double radiator.

Bedroom Three 11'3" x 6'10" (3.43m x 2.10m)

Another ample double bedroom with carpet to the floor, Velux window to the rear aspect and double radiator.

Externally

Straight off the kitchen there is an enclosed rear courtyard, a gate to the rear street and onto the garage drive and gated garden.

The garage has lighting and electricity with double doors, the driveway is currently fenced off but could be made easily accessible with a gate to the garden. The garden is laid mainly to lawn.

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.

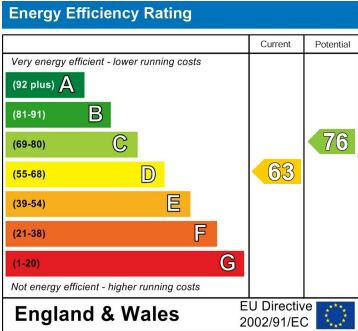
Area Map



Floor Plans



Energy Efficiency Graph



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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com