



Inglebys

Estate Agents



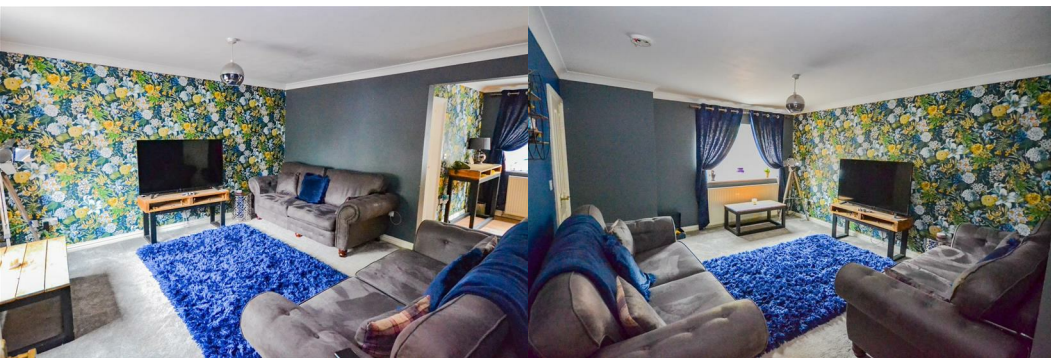
6 Sanderson Grove

Loftus, TS13 4GB

£130,000



An excellently presented, three bedroom end-terraced property in the quiet development of Sanderson Grove just off East Crescent in Loftus. The property benefits from two designated parking places to the front with small rear patio garden to the rear, gas centrally heated throughout and double glazed doors and windows.



The property is positioned close to woodland, a short walk to the Market Place and all the towns local amenities and bus routes, a short drive to neighbouring seaside villages and the North York Moors National Park. Loftus is seeing significant investment to its High Street, and now realising its potential to visitors, as well as its residents.

Tenure Details: Freehold

EPC Rating: C

Council Tax Band: C

Hallway

Wood effect laminated flooring with single radiator, staircase laid to carpet with access to the front lounge. Off the hallway is a downstairs WC with white suite and single radiator.

Lounge 14'4" x 12'11" (4.38m x 3.95m)

Carpet to the floor with coving to ceiling, window providing plenty of natural light, under-stairs cupboard and double radiator.

Dining Room 9'2" x 8'8" (2.80m x 2.65m)

Wood effect laminated flooring, coving to the ceiling, single radiator and window to the rear aspect.

Kitchen 9'1" x 7'1" (2.79m x 2.18m)

Grey wood effect linoleum flooring with a range of wall and base units finished with high gloss white doors and drawer front, wood block effect worktops with tiled splashbacks. stainless steel sink/drainer with chrome mixer tap, plumbing for washing machine, ceramic hob with stainless steel hood above, electric single oven, single radiator and double glazed door to the side aspect which provides access to the rear garden area.

First Floor

Bathroom 6'11" x 5'5" (2.13m x 1.67m)

Mosaic effect linoleum flooring with white bath suite, mixer shower over bath with glass screen, tiled walls, extractor and single radiator.

Bedroom Three 11'0" x 9'11" (3.37m x 3.03m)

A well proportioned second bedroom with carpet to the floor with coving to the ceiling, single radiator and window to the rear aspect.

Bedroom Two 12'7" x 9'11" (3.86m x 3.03m)

Another double bedroom with carpet to the floor, coving to ceiling, single radiator and window to the front aspect.

Second Floor

Bedroom One 16'10" x 16'4" (5.14m x 4.99m)

Built into the eaves, the bedroom has carpet to the floor with 2 x velux windows to the rear aspect and a double radiator.

Externally

FRONT.

Designated parking for two cars, path leading to the front door.

REAR.

Laid with paving stones, an additional decked seating area provides a place to relax.

*Please note that the hot tub is not included in the sale!

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.

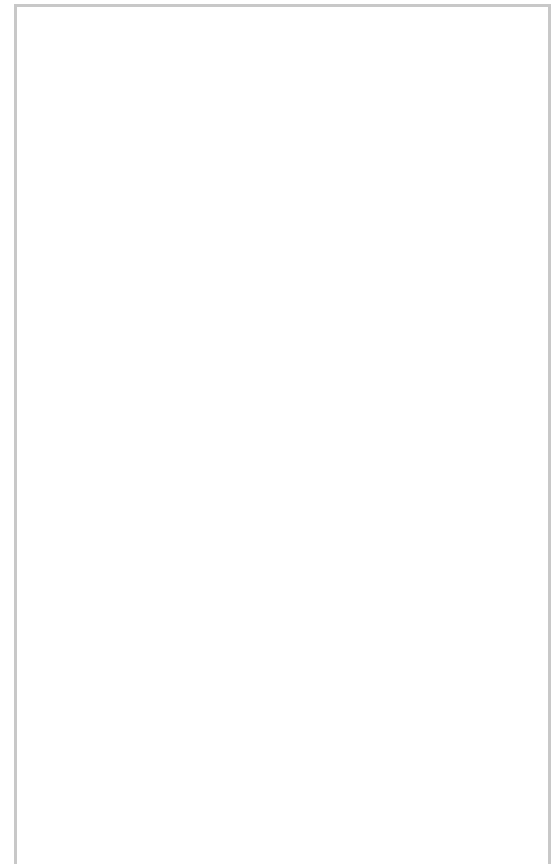
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Area Map



Floor Plans



Energy Efficiency Graph

