



Inglebys

Estate Agents



55 Middle Gill Close

Loftus, TS13 4BX

Offers Around £185,000



Situated on the recently complete Gleeson Homes development, a beautifully presented 3-bedroom detached residence. Offering modern & stylish living accommodation, with a large private rear garden, viewing is essential.



Tenure Details: Freehold.

Council Tax Band: Redcar & Cleveland Borough Council, Band C.

EPC Rating: B.

Entrance Hall 5'1" x 4'4" (1.56m x 1.33m)

Composite UPVC door to the front elevation. Engineered oak flooring. UPVC double glazed window to the side aspect. Stairs leading to the first floor. Radiator.

Living Room 15'6" x 9'10" (4.73m x 3.02m)

UPVC double glazed window to the front aspect. Engineered oak flooring. Radiator. Under-stairs storage. TV & Telephone points.

Kitchen & Dining Space 13'5" x 7'9" (4.09m x 2.38m)

A light & airy open-plan kitchen & dining area. A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Integrated fridge / freezer. Extractor hood. Plumbing for washing machine. Engineered oak flooring. LED downlighting. Tiled splash-backs. UPVC double glazed window & French doors leading to the rear garden.

Ground-Floor W/C

Low-level W/C. Hand basin within the vanity unit. Engineered oak flooring. Tiled walls. Radiator. Extractor fan.

First Floor

Landing 8'10" x 6'3" (2.71m x 1.91m)

Loft hatch. Radiator. Smoke alarm.

Bedroom One 12'10" x 9'1" (3.92m x 2.78m)

UPVC double glazed window to the front aspect. Carpeted. Radiator. Access to the En-Suite.

Bedroom One En-Suite 9'0" x 3'5" (2.76m x 1.05m)

Walk-in shower cubicle. Low-level W/C. Pedestal hand basin. Tiled walls. Radiator. UPVC double glazed window to the rear aspect.

Bedroom Two 13'5" x 11'4" (4.09m x 3.46m)

UPVC double glazed window to the front aspect. Radiator. Carpeted.

Bedroom Three 12'2" x 6'10" (3.72m x 2.10m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 6'4" x 6'0" (1.95m x 1.85m)

Panel bath with shower attachment. Low-level W/C. Pedestal hand basin. Part-tiled walls. UPVC double glazed window to the rear aspect. Radiator.

External

Front Elevation

Off-street parking for 2x cars via driveway & single garage with 'Up & Over' door. Garden area laid to lawn.

Rear Elevation

Being on the edge of the estate, a very private south-facing enclosed garden, laid to lawn. Additional paved patio & seating space, perfect for entertaining.

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.

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.

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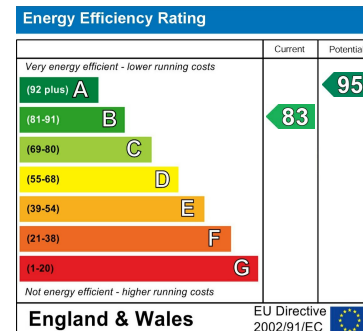
Area Map



Floor Plans



Energy Efficiency Graph



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