



## 48 Middle Gill Close

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

**£165,000**



Constructed in 2020 by Gleeson Homes, to their Kilkenny Design. A three Bedroom Detached Residence, Situated on the Rosecroft Heights Development on the Outskirts of Loftus.



Close to all Local Amenities, and Woodland Walks, an extremely well presented three bedroom detached residence with the remainder of the builders NHBC guarantee. The property benefits from a bright and airy living room, fitted kitchen with dining area, French doors leading to an extremely private enclosed rear garden (with option to purchase additional land to the rear ) backing onto Espiners Wood. A fantastic family home in a popular residential location, early viewing is advised.

Tenure: Freehold  
 EPC Rating: B  
 Council Tax Band: C

**Living Room 14'7" x 14'6" (4.46m x 4.43m)**

uPVC window to the front aspect, open staircase to the first floor, understairs storage, double radiator, wood effect laminate flooring

**Kitchen Diner 14'5" x 9'4" (4.41m x 2.87m)**

Range of white base units and drawers wood effect worktops, electric oven, ceramic hob with stainless steel extractor, stainless steel sink, plumbing for washing machine, uPVC window and French Doors to the rear garden. tiled effect wooden flooring, radiator

**W.C**

Low level w.c, washhand basin, uPVC window to the side aspect, radiator

**Stairs to the First Floor**

**Bedroom One 13'1" x 8'2" (3.99m x 2.5m)**

uPVC window to the front aspect, built in wardrobes, wood effect laminate flooring, double radiator

**Bedroom Two 11'1" x 8'1" (3.38m x 2.48m)**

uPVC window to the rear aspect, fitted wardrobes, radiator

**Bedroom Three 8'2" x 6'2" (2.5m x 1.88m)**

uPVC double glazed window to the front aspect, radiator

**Family Bathroom 6'1" x 6'1" (1.86m x 1.86m)**

White panel bath with shower over, low level w.c, pedestal wash hand basin, uPVC window to the rear aspect, radiator

**Externally**

Front

Small front lawn and driveway for one car

Rear

Enclosed laid mainly to lawn with Indian stone patio area, gate to woodland (option to purchase additional land to extend the garden if required)

Attached Garage with up and over door.

**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.

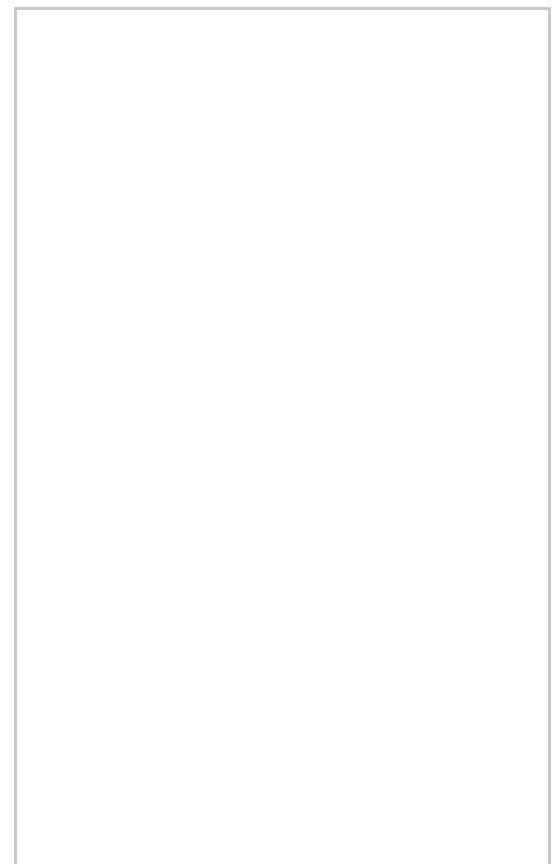
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

