



# Inglebys

Estate Agents



## 31 Coronation Road

Loftus, TS13 4SN

**£675 Per Calendar Month**



Welcome to this charming 3-bedroom semi-detached house on Coronation Road, Loftus. This property boasts a living room to the front and kitchen / dining area to the rear, perfect for entertaining guests or simply relaxing with your loved ones. With a spacious rear garden, you can enjoy the outdoors right at your doorstep.

Located close to local amenities and transport links, this property offers convenience and accessibility. The off-street parking adds to the ease of living in this rarely available rental property.

Imagine coming home to this lovely residence after a long day, stepping into a welcoming space that you can truly make your own. Don't miss out on the opportunity to rent this delightful home in a desirable location.

Contact us today to arrange a viewing and secure your chance to experience the comfort and convenience this property has to offer.



Council Tax Band: Band-A.

EPC Rating: D-Rating.

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Entrance Vestibule

UPVC double glazed door to the front elevation. Radiator. Carpeted. Stairs leading to the first floor.

### Living Room 14'3" x 11'11" (4.36m x 3.65m)

Laminate flooring. Electric fire within a marble fireplace. UPVC double glazed window to the front aspect. Radiator.

### Kitchen / Dining Area 11'0" x 9'7" (3.37m x 2.93m)

A range of matte grey wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor fan. Wall-mounted combi-boiler. 2x UPVC double glazed windows to the rear aspect. Plumbing for washing machine. Vinyl flooring. Radiator. Access to the inner hall.

### Inner Hall

Storage cupboard. Access to the Bathroom. UPVC double glazed door opening to the rear garden.

### Bathroom 6'4" x 5'10" (1.95m x 1.79m)

P-Shaped panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Part-tiled walls. UPVC double glazed window to the side aspect. Tiled floor. Radiator.

### First Floor

#### Landing

UPVC double glazed window to the side aspect. Carpeted. Loft hatch.

#### Bedroom One 13'6" x 9'1" (4.13m x 2.77m)

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

#### Bedroom One En-Suite 4'3" x 3'5" (1.31m x 1.05m)

Low-level W/C. Hand basin. UPVC double glazed window to the front aspect. Vinyl flooring.

#### Bedroom Two 12'6" x 9'0" (3.83m x 2.76m )

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

#### Bedroom Three 9'2" x 7'10" (2.81m x 2.41m)

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

### External

#### Front Elevation

Paved driveway providing off-street parking. Gated access to the Rear Elevation.

#### Rear Elevation

A large enclosed garden area, laid mostly to lawn with additional patio / outdoor seating space. Garden shed. Hedgerow to the property boundary.

### 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.

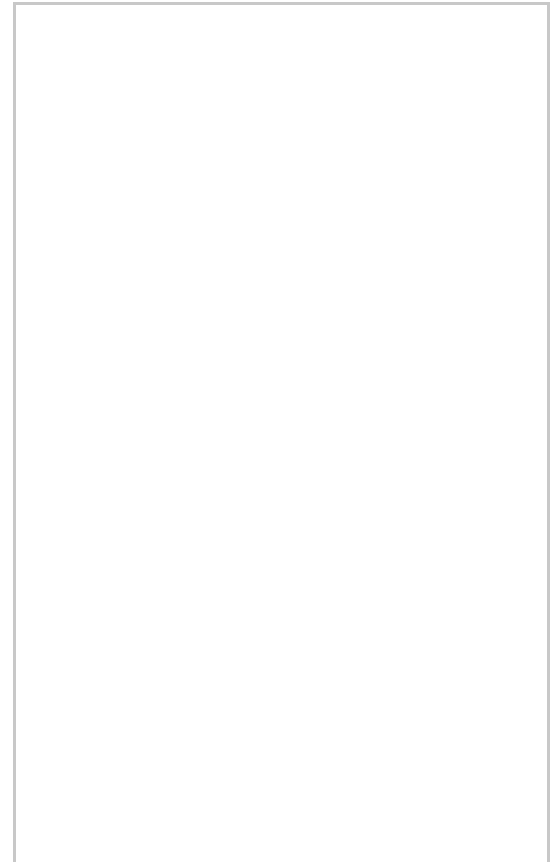
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

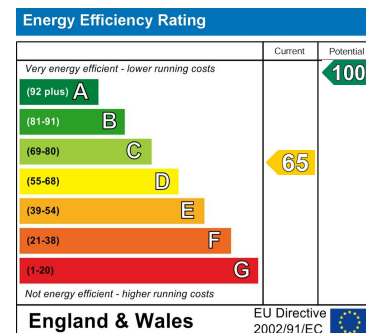
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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