



**42 LUMLEY STREET
LOFTUS, SALTBURN-BY-THE-SEA**

Offers In Excess Of
£67,500

Step into a world of possibilities with this promising residence, awaiting your personal touch to transform it into the home of your dreams. An extremely well proportioned three bedroom family home WITH LOFT ROOM situated on Lumley Street in Loftus.

- Three bedrooms • Double glazing • Gas central heating • WITH LOFT ROOM • Separate Lounge and Dining room

42 Lumley Street, Loftus

. The entrance hallway sets the stage for your creative journey, marked by radiators and a staircase leading to the first floor, beckoning you into a realm of potential. As you explore the dining room, envision the potential of this space bathed in natural light from the double-glazed window to the rear.

Radiators provide warmth, and an understairs storage space hints at practicality. This area seamlessly opens into the kitchen, creating an open-plan canvas for your culinary vision.

In the lounge, imagine the charm that could unfold with the large double-glazed windows framing scenic views to the front.

The 'Adam-style' fire surround holds promise for a cosy focal point, awaiting your personal touch.

The kitchen, a functional hub, beckons for your creative flair. Fitted with essentials like wall and base units, roll-top work surfaces, and a single drainer sink unit. A door to the rear yard invites seamless indoor-outdoor living.

As you ascend to the first floor, consider the potential of the landing and fully boarded loft. Your creative touch can unlock the versatility of this space, with laminate flooring, power, light, and a Velux window to the rear aspect.

Bedroom one offers a glimpse into the potential for a cozy retreat with its double-glazed bay window to the front aspect. Heated by a radiator.

In bedroom two, visualize the character coming to life with coving and a picture rail, complemented by a double-glazed window to the rear. Laminate flooring offers a foundation for your personal touch.

The third bedroom, though in need of transformation, has the

potential for a snug space. The pristine bathroom, awaiting your rejuvenation, features a white three-piece suite, an electric wall heater, and a double-glazed window to the rear. Externally, the rear yard holds the promise of a private oasis, ready for your landscaping ideas. Embrace the opportunity to make this property your own, with each improvement adding layers of character and warmth to create a truly personalized haven.

Lounge

12'1" max x 11'9"

Dining Room

11'9" x 11'8"

Kitchen

11'9" x 9'10"

Landing

Bedroom 1

15'1" x 10'6"

Bedroom 2

12'2" x 7'0"

Bedroom 3

9'10" x 5'10"

Bathroom

5'7" x 5'5"



- End of terrace
- Close to local amenities
- Ideal investment opportunity

Loft Room

13'1" x

Discover Loftus: A Vibrant Town with Endless Poten

Welcome to Loftus, a thriving town brimming with opportunities and charm. Situated amidst the picturesque landscapes of North Yorkshire, Loftus captures the essence of a peaceful and friendly community, making it an appealing destination for potential buyers seeking a tranquil yet connected lifestyle.

Loftus is nestled amidst rolling hills and rugged coastlines, making it a nature lover's paradise. The stunning surroundings offer a myriad of outdoor activities, from scenic hikes to leisurely strolls along sandy beaches. The town's close-knit community fosters a sense of belonging, where residents take pride in their town and create a welcoming and inclusive atmosphere for newcomers.

Steeped in history, Loftus boasts an array of well-preserved historical landmarks, showcasing its rich heritage and adding character to the town's ambiance. However, it's the exciting times ahead that truly set Loftus apart. The ongoing regeneration of the high street promises to bring new life and vibrancy to the heart of the town. With a vision to offer a diverse range of shops, cafes, and amenities, the regeneration project aims to elevate the convenience and attractiveness of living in Loftus.

In addition to its historical charm and regeneration plans, Loftus offers great connectivity, making it easily accessible to nearby towns and cities. Residents can enjoy the tranquillity of rural

living while remaining well-connected to urban centres for work and leisure. Furthermore, Loftus provides an affordable housing market, making it an ideal destination for buyers seeking value in their property investment without compromising on quality of life.

Families will find Loftus to be a safe and nurturing environment for their children, with well-regarded schools and a range of recreational facilities. The town's potential for growth and development makes it an up-and-coming destination, attracting those who seek a flourishing and dynamic town to call home.

Embrace the charms of Loftus and explore the possibilities that this enchanting town has to offer. Whether you're drawn to its scenic beauty, friendly community, historic allure, or promising future, Loftus promises a delightful lifestyle and a plethora of opportunities. Consider making Loftus your new home and experience the best of both worlds - the tranquillity of nature and the vibrancy of an up-and-coming town.



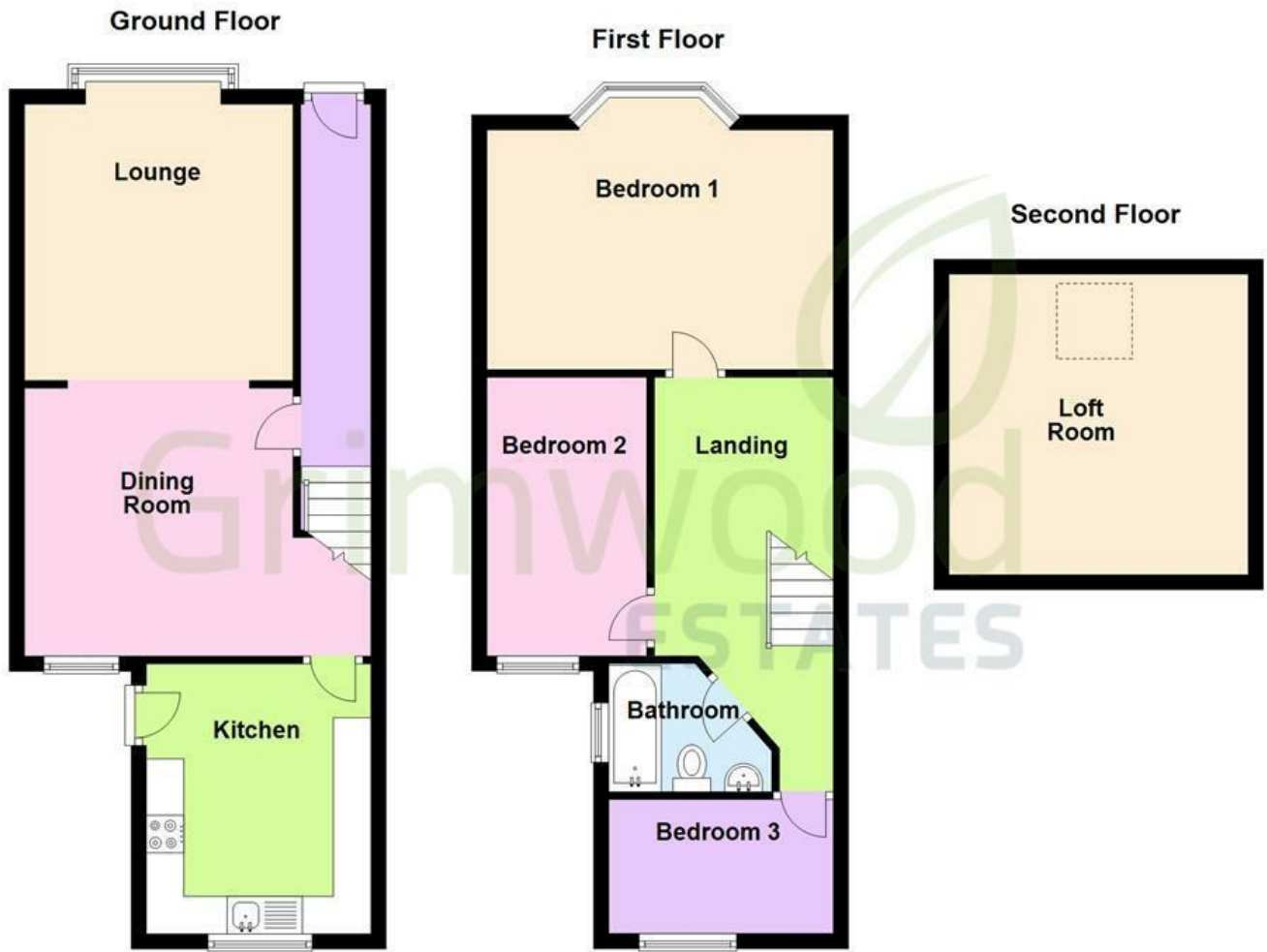




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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