



16 TYNE STREET
LOFTUS, SALTBURN-BY-THE-SEA

Offers In The Region
Of £70,000

Grimwood Estates proudly presents this well-presented three-bedroom mid-terraced property, nestled in the sought-after area of Tyne Street, Loftus. This delightful home offers a comfortable living space, comprising an entrance hall, a cosy lounge, a spacious kitchen/diner, an inner lobby, a modern bathroom/WC, three bedrooms (with a first floor WC), and a rear yard. With the added benefits of gas central heating and double glazing, this property promises a comfortable and inviting abode.

- Charming Mid-Terraced Home: Delightful three-bedroom mid-terraced property in sought-after Tyne Street, Loftus.
- Cosy Lounge & Kitchen/Diner: Warm and inviting lounge with electric fire, and well-appointed kitchen/diner with modern amenities.
- First floor WC and Modern ground floor Bathroom/WC: Ground floor bathroom features a three-piece suite for convenience and comfort.

16 Tyne Street, Loftus

Upon entering the home, you are welcomed into the entrance hall, leading to the cosy lounge. The lounge is a delightful space with a double glazed window to the front and wood effect flooring.

The well-appointed kitchen/diner is a highlight of this home, featuring double glazed windows to the rear and fitted with wall and base units, a stainless steel sink unit, and tiled splashbacks. The sale may include an automatic washing machine, a fridge-freezer, dishwasher, condensing drier and a built-in electric cooker with a ceramic hob - open to negotiation. An inner lobby grants access to the rear yard and the modern ground floor bathroom/WC, complete with a three-piece suite including a low-level WC, a pedestal wash hand basin, and a panelled bath with a shower over. A double glazed window to the side and a radiator ensure convenience and comfort.

As you ascend to the first floor, the landing provides access to three well-proportioned bedrooms and a separate WC. Bedroom one is a delightful space with a double glazed window to the front, a radiator, and a built-in wardrobe with a curtain for added privacy. Bedroom two offers comfort with a double glazed window to the rear, a radiator, and a built-in storage cupboard. A ceiling light with a fan adds to the ambiance. Bedroom three is a cosy retreat, featuring a double glazed window to the rear, a radiator, and a ceiling light with a fan.

Externally, the property boasts an enclosed rear yard, partially decked, providing a peaceful outdoor retreat.

The gas central heating was renewed in 2018, and a new bathroom roof was installed in 2022, further enhancing the property's appeal and value.

With its cherished history as a long-loved holiday home for over 20 years, this property offers a captivating past and a promising future for its new owners.

Don't miss the chance to view this delightful mid-terraced home in the heart of Loftus.

Schedule a viewing today and discover the warmth and comfort it has to offer.

Lounge

11'3" x 11'1"

Kitchen

11'0" x 3'1"

Rear Lobby

6'0" x 3'2"

Bathroom

7'10" x 6'0"

Landing



- Generously Sized Bedrooms: Three well-proportioned bedrooms for ample living space.
- Enclosed Rear Yard: Enjoy a peaceful outdoor retreat in the partially decked rear yard.
- Gas Central Heating & Double Glazing: Benefits from gas central heating and double glazing for warmth and energy efficiency.

WC

6'3" x 2'7" (2'8")

Bedroom 1

Bedroom 2

Bedroom 3

Discover Loftus

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.



• Historic Holiday Home: Cherished as a holiday home for over 20 years, now offering a promising future for new owners. • For an INSTANT online valuation of your own home, please go to our website • Our office is open 6 days a week • Chat to an online agent via our own website, 7 days a week 24 hours a day



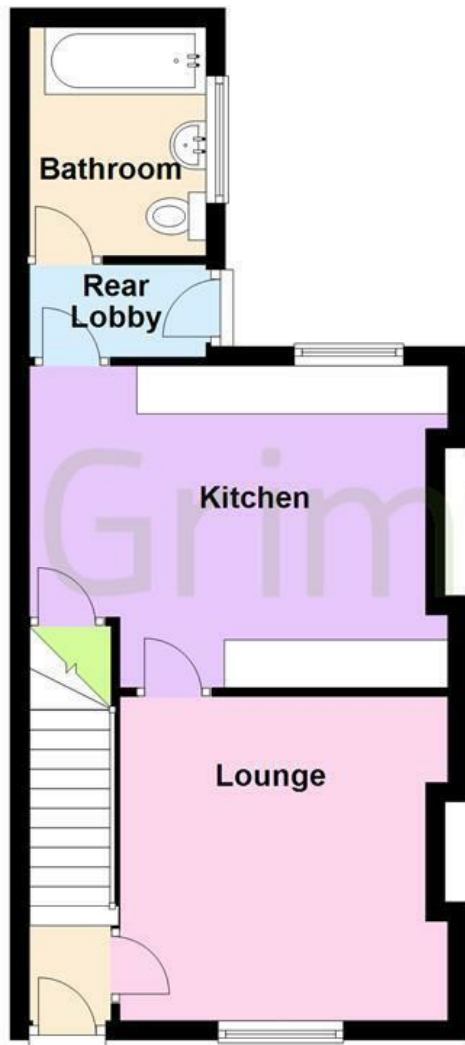


Additional Information

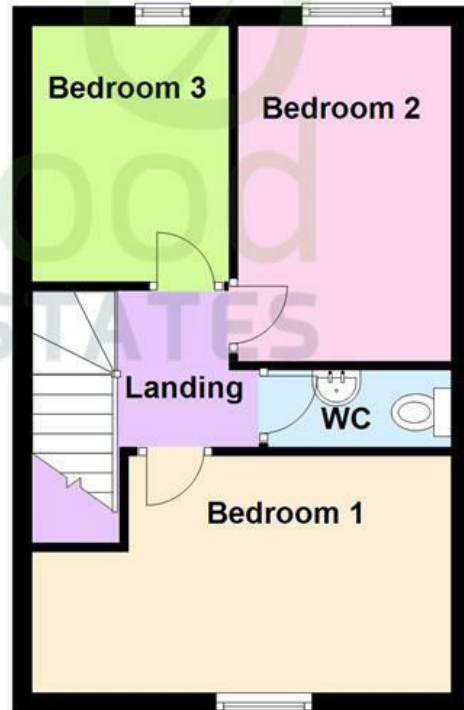
- Local Authority -
- Council Tax - Band A
- Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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