



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

£525 PCM

An extremely well presented three bedroom family home situated on Lumley Street in Loftus is now available TO LET with Grimwood Estates.

- Very well presented
- Gas central heating
- Double glazed throughout
- Three bedrooms

Vestibule

5'7" x 3'7"

Door giving access to the hallway.

Hallway

10'11" x 5'7"

Radiator.

Stairs to first floor.

Doors giving access to the lounge, dining area and kitchen.

Lounge

13'4" x 10'11"

Double glazed bow window to the front aspect.

Radiator.

Tv point.

Coving.

Ceiling rose.

Dining area

15'1" x 9'4"

Double glazed window to the rear aspect.

Door giving access to the rear yard.

Built in storage cupboards with 3 drawers.

Radiator.

Adam style fire surround housing an electric fire with tiled hearth.

Kitchen

5'7" x 11'3"

Fitted wall and base units incorporating roll top work surfaces.

Stainless steel single drainer sink unit with separate hot and cold taps.

Electric cooker.

Plumbed for an automatic washing machine.

Radiator.

First floor landing

11'0" x 5'6"

Doors giving access to all three bedrooms and bathroom WC.

Bathroom / WC

5'6" x 6'2"

Three piece suite incorporating, low level WC,

Panelled bath with shower over and pedestal wash hand basin.

Double glazed window to the rear aspect.

Radiator.



- Seperate Lounge and Dining room
- Call today to book a viewing appointment
- Our office is open 6 days a week 9am - 5pm
- Please note photos are in need of updating

Bedroom

10'0" x 11'1"

Radiator.

Double glazed window the rear aspect.

Bedroom

9'9" x 13'7"

Radiator.

Double glazed window the front aspect.

Built in storage cupboard

Bedroom

5'6" x 8'6"

Radiator.

Double glazed window the front aspect.

Externally

An enclosed area to the front of the property.

A well proportioned yard area to the rear with outhouses for storage.








Additional Information

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

Tenure -



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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