



**21 SCARBOROUGH STREET**  
**LOFTUS, SALTBURN-BY-THE-SEA**

**£625 PCM**

GRIMWOOD ESTATES are delighted to offer TO LET this characteristic three bedroom end terraced property situated in the popular location of SCARBOROUGH STREET, LOFTUS. The property briefly comprises of entrance hallway, cloaks, dining room, lounge, kitchen, utility room, three bedrooms, separate WC, bathroom enclosed front and rear gardens. AN EARLY INSPECTION IS HIGHLY RECOMMENDED.

- Three bedrooms
- Very Well Presented
- Rear patio
- Spacious family home
- Double glazing
- Gas central heating
- Please note new photos to follow

## Entrance hall

Stairs to first floor and radiator.

## Cloaks

Laminate flooring and double glazed window to side aspect.

## Lounge

15'7" x 12'6"

Double glazed windows to front and side aspects, radiator, coving and TV point.

'Adam' style fireplace housing gas fire with complimenting marble back and hearth (fitted in 2006).

## Dining room

11'9" x 10'5"

Double glazed window to side and front aspect, radiator, coving and dado rail.

This room is currently been used as a fourth bedroom.

## Kitchen / Diner

Two double glazed windows to rear aspect, radiator, single drainer and circular sink unit with mixer tap and tiled splashbacks.

Electric oven and gas hob with extractor unit.

Fitted wall and base units incorporating roll top work surfaces.

Door to utility.

Ceramic floor tiling and door to external.

## Utility

Double glazed window to rear aspect.

Plumbing for an automatic washing machine.

Ceramic floor tiling.

## First floor landing

Double glazed window to side aspect.

## Separate WC

Low level WC

Panelled walls to dado height.

Double glazed window to rear aspect.

## Bedroom one

11'2" x 10'6"

Double glazed window to front aspect, radiator, TV point and picture rail.



## Bedroom two

15'0" x 9'11"

Double glazed window to front aspect, radiator and built in storage cupboard.

## Bedroom three

9'4" x 12'7"

Double glazed window to rear aspect, radiator and TV point.

## Bathroom

Panlled bath with mixer tap and shower attachment.

Inset wash hand basin.

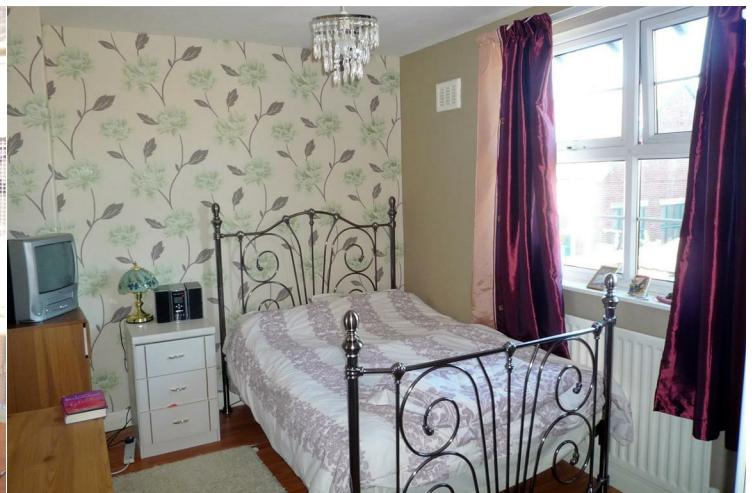
Double glazed window to side aspect.

## Externally

There is an enclosed garden to the front of the property.

To the rear the garden is mainly paved having borders with a variety of plants and shrubs.

External water tap and electric point.








## Additional Information

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

Tenure -



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

Grimwood Estates  
 26 Milton Street  
 Saltburn-By-Sea  
 TS12 1DG

01287 644000  
 enquiries@grimwoodestates.co.uk  
 www.grimwoodestates.co.uk

