



Inglebys

Estate Agents



29 Coronation Road

Loftus, TS13 4SN

£114,995



Situated on a small cul-de-sac at Coronation Road, Loftus, this well-presented home offers spacious family accommodation finished to a modern standard throughout.

The interior features a contemporary fitted kitchen alongside a sleek, modern ground floor bathroom suite.

Externally, the property benefits from the convenience of a paved driveway providing off-street parking, while to the rear lies a generously spacious garden.

Early viewing is recommended to appreciate this modern yet affordable family home.



Tenure details - Freehold.

Council Tax Band - Band- A

EPC Rating - D Rating

Entrance

Partially glazed UPVC entrance door.
Door to the Living Room.
Staircase to the first floor.

Living Room 13' x 11'1 (3.96m x 3.38m)

Double glazed window to the front aspect.
Flame-effect gas fire with a tiled back and hearth.

Kitchen 11' x 9'8 (3.35m x 2.95m)

Two double glazed windows to the rear aspect.
A range of fitted wall and base units, in a modern grey finish, with white marble effect roll top work surfaces.
Stainless steel sink and drainer with a mixer tap.
Integrated, single electric oven with matching four-burner gas hob.
Tile effect splashbacks.
Plumbing for a washing machine.
Wood effect vinyl flooring.

Rear Vestibule

Partially glazed uPVC door, opening to the rear garden.
Storage cupboard.
Door to the Bathroom.

Ground Floor Bathroom 6'7" x 6'7" (2.01 x 2.02)

Double glazed, frosted window to the side aspect.
A modern bathroom suite comprising of a low level WC, pedestal wash hand basin and a p-shaped bath with shower over.
Glass shower screen.
Granite effect cladding to the walls.
Extractor fan.
Vinyl flooring.

First Floor Landing

Double glazed window to the side aspect.

Bedroom One 17' x 9' (5.18m x 2.74m)

Two double glazed windows to the front aspect.

Bedroom Two 12' x 9' (3.66m x 2.74m)

Double glazed window to the rear aspect.

Bedroom Three 7'1 x 9'2 (2.16m x 2.79m)

Double glazed window to the rear aspect.

External

To the front of the property is a block paved driveway, providing off street parking.

The spacious rear garden is mainly laid to lawn with a wooden shed.

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.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

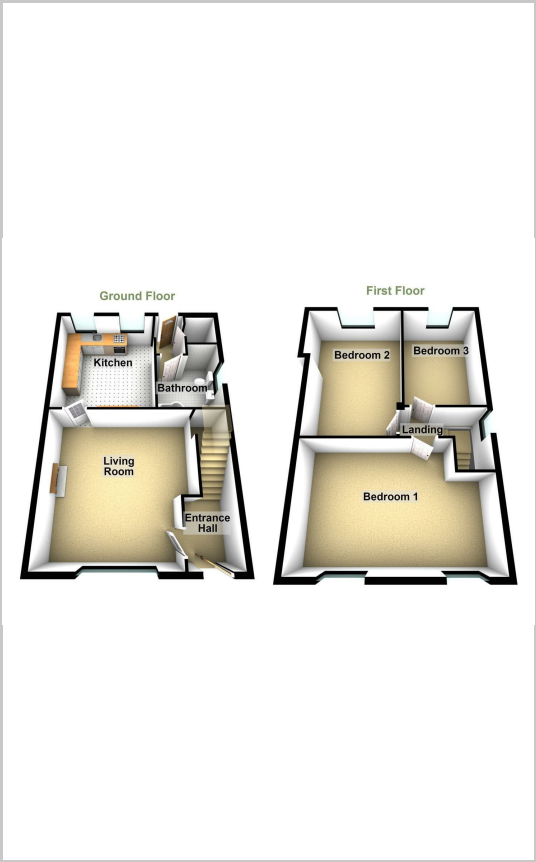
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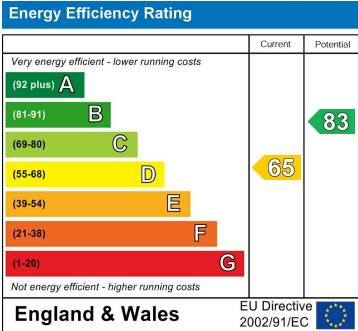
Area Map



Floor Plans



Energy Efficiency Graph



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