Inglebys
Estate Agents



48 Coronation Road

Loftus Saltburn-By-The-Sea, TS13 4SL

£99,500

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This charming three-bedroom end-terraced house on Coronation Road, Loftus presents an excellent opportunity for first-time buyers or investors. The property is centrally located, ensuring easy access to local amenities and transport links, making it a convenient choice for everyday living.

On entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located on the ground floor, catering to the needs of the household.

One of the standout features of this property is the delightful gardens situated both at the front and rear. These outdoor spaces offer a perfect setting for enjoying the fresh air, gardening, or simply unwinding after a long day.

With no onward chain, this property is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house on Coronation Road is not to be missed.







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Tenure: Freehold
Council Tax: Redcar & Cleveland, Band A
EPC Rating: Await EPC

Entrance Hall
uPVC glazed door, radiator, stairs rising to the first floor

Living Room 14'3" x 11'11" (4.35m x 3.65m)
uPVC window to the front aspect, gas fire in feature surround, radiator

Kitchen 11'2" x 9'8" (3.42m x 2.97m)
Fitted white kitchen, with a range of wall base and drawer units, laminate effect worktop, inset sink with drainer and mixer tap. Integral electric oven, gas hob and estarctor fan, wall mounted Baxi boiler. Two uPVC windows to the rear aspect, radiator.

Inner Hallway
uPVC door to the rear garden, uPVC window

Bathroom 6'6" x 5'10" (2.00m x 1.8m)
Panel bath with shower over, W.C, pedestal wash hand basin, uPVC window to the side aspect, radiator

First Floor
Window to the side aspect, loft hatch

Bedroom One 14'0" x 13'9" increasing to 16'1" (max) (4.29m x 4.2m increasing to 4.92m (max))
Two uPVC windows to the front aspect, built in storage cupboards, radiator

Bedroom Two 12'9" x 8'11" (3.89m x 2.74m)
uPVC window to the rear aspect, radiator

Bedroom Three 9'3" x 8'0" (2.83m x 2.44m)
uPVC window to the rear aspect, fitted wardrobes, radiator

Externally
Well maintained front garden, laid to lawn with borders.
Enclosed rear garden, with storage shed, laid to lawn with borders, and patio area

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.

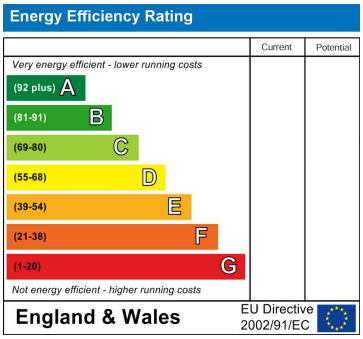
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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