

SCARBOROUGH STREET, LOFTUS, TS13 4RX



- ▲ Ideal first-time buyer home or rental investment
- ▲ Popular Loftus location close to local amenities
- ▲ Two good-sized bedrooms
- ▲ Spacious lounge and separate dining room

- ▲ Kitchen with large pantry for additional storage
- ▲ Family bathroom
- ▲ Well-proportioned accommodation throughout
- ▲ On-street parking
- ▲ Great potential to personalise or add value

£75,000

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Situated on Scarborough Street in Loftus, this two-bedroom mid-terraced property presents an excellent opportunity for both first-time buyers and investors alike.

The home offers well-proportioned living accommodation, featuring a good-sized lounge and separate dining room—ideal for relaxing or entertaining. The kitchen is complemented by a large pantry, providing ample storage and practicality.

To the first floor, there are two generously sized bedrooms along with a family bathroom, offering comfortable living space throughout.

Externally, the property benefits from on-street parking and a convenient location close to local amenities.

With plenty of potential and a desirable price point, this property is a great choice for those looking to step onto the property ladder or expand a rental portfolio.

GROUND FLOOR

HALLWAY - 3.23m x 0.91m (10'7" x 3')

LOUNGE - 3.94m x 3.53m (12'11" x 11'7")

DINING ROOM - 3.5m x 3.2m (11'6" x 10'6")

KITCHEN - 3.66m x 2.62m (12' x 8'7")

PANTRY - 1.37m x 1.04m (4'6" x 3'5")

FIRST FLOOR

LANDING - 4.67m x 1.75m (15'4" x 5'9")

TO VIEW: Tel: **01287 552280**
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BEDROOM ONE - 3.2m x 4.24m (10'6" x 13'11")

BEDROOM TWO - 3.5m x 2.34m (11'6" x 7'8")

BATHROOM - 1.83m x 2.67m (6' x 8'9")

SEPARATE WC - 1.14m x 1.78m (3'9" x 5'10")

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

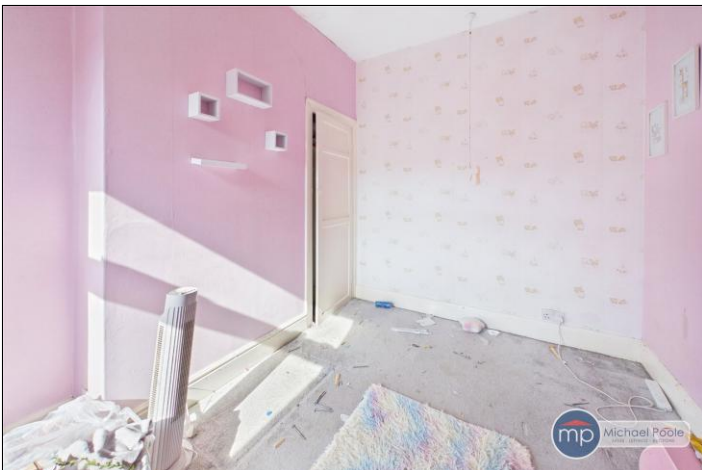
No Known Rights of Way

AGENTS REF: - JS/LS/GBH260054/23032026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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