



75 Coronation Road, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4SN

Situated at the head of a cul-de-sac, in need of FULL REFURBISHMENT offering an ideal INVESTMENT/FIRST TIME BUY opportunity.

Boasting spacious living accommodation, generous gardens and OFF ROAD PARKING.



Three spacious bedrooms

OFF ROAD PARKING

Double glazing

Generous gardens to both the front & rear

Ground floor Bathroom/WC

Ideal investment/first time opportunity

Offers in Excess of £75,000

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Entrance hall 3' 5" x 3' 4" (1.04m x 1.02m)

Stairs rising to the first floor.

Lounge 11' 11" x 14' 4" (3.63m x 4.37m)

Double glazed window to the front aspect.

Kitchen 9' 8" x 11' 3" (2.94m x 3.43m)

Two double glazed windows to the rear aspect. Fitted with wall and base units incorporating roll top work surfaces along with a single drainer sink unit with dual taps. Electric cooker point.

Rear hall

Spacious built in pantry. Door leading to the rear garden.

Bathroom/WC 6' 6" x 5' 11" (1.98m x 1.80m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with a shower over.

Landing 2' 11" x 3' 10" (0.89m x 1.17m)

Double glazed window to the side aspect. Loft access provided by a hatch.

Bedroom one 9' 0" x 17' 5" (2.74m x 5.30m)

Two double glazed windows to the front aspect.

Bedroom two 12' 9" x 9' 4" (3.88m x 2.84m)

Double glazed window to the rear aspect.

Bedroom three 9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window to the rear aspect.

Externally

The property has an enclosed lawn to the front of the property along with a generous garden to the rear with a spacious driveway providing off road parking.

Loftus

Loftus is a small town sandwiched between Whitby & Saltburn by the Sea and within easy reach of the beautiful North Yorkshire Moors and stunning east Cleveland coastline.

The Old Co-Operative building in Loftus market square has been a centre for the community for many years.

In years gone by the building was a department store, however, The hub is now a successful centre for small businesses and local charities.

The Town Hall offers an even wider range of community events from flower clubs to concerts. Other amenities in Loftus Market Square include a supermarket, unisex hair salon and chemist.

A leisure centre including a swimming pool is located on the periphery of town.

MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

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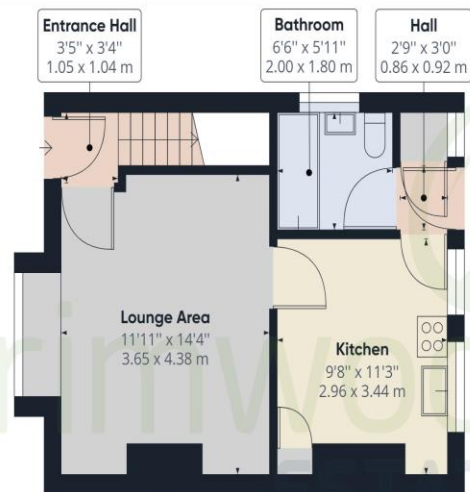
All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

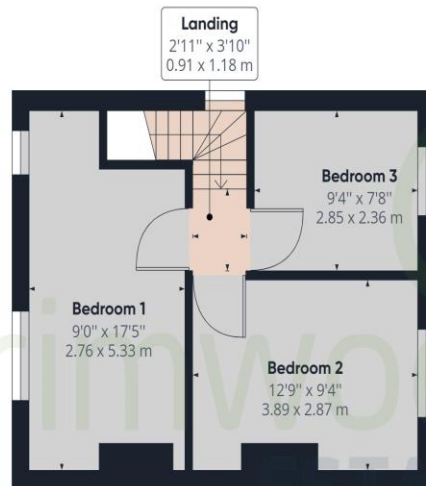
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Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

730.27 ft²
67.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Our offices are located at:-

26 Milton Street, Saltburn-By-The-Sea, Cleveland, TS12 1DG

25 High Street, Loftus, Saltburn-By-The-Sea, TS13 4HA

Contact us by:-

Telephone: 01287 644 000 (option 1 for Sales or option for 2 Lettings)

Email: enquiries@grimwoodestates.co.uk

Website: www.grimwoodestates.co.uk & chat to a live agent

Facebook: Search for Grimwood Estates

Energy performance certificate (EPC)

75 CORONATION ROAD
LOFTUS
SALTBURN-BY-THE-SEA
TS13 4SN

Energy rating

F

Valid until: 1 August 2031

Certificate number: 2881-1011-0203-8709-0204

Property type

Semi-detached house

Total floor area

100 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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