



# Inglebys

Estate Agents



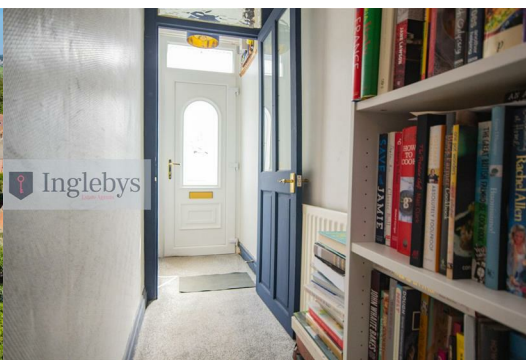
## 18 Tees Street

Loftus, TS13 4LW

**£109,950**



A rare opportunity to acquire a substantial 4-bedroom terraced residence which is far larger than its outward appearance would suggest. Recently refurbished across most of the rooms, with a large ground floor through lounge, fully fitted kitchen with open aspect views, four bedrooms and the addition of a further loft room. This property really must be viewed.



Located in a quiet position at the top of Tees Street, with open aspects to the rear offering stunning views across open fields, and easy access to the children's play area. This property offers spacious family accommodation across three floors, and is particularly generously proportioned throughout. Offering versatile accommodation for families and couples alike. Being just a stones through from the A174, both the Coast and Moors are extremely accessible, as are all local amenities including Loftus' Historic Marketplace, Coastal walks and Leisure Centre.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: D-Rating.

**Entrance Vestibule 4'1" x 3'1" (1.25m x 0.94m)**  
UPVC double glazed door to the front aspect. Carpeted. Wooden glazed door opens to the Hallway.

**Hallway 16'10" x 3'1" (5.14m x 0.94m)**  
Carpeted. Stairs leading to the first floor. Radiator.

**Living Room & Dining Area 23'5" x 13'1" (7.14m x 4.00m)**  
Dual-aspect with UPVC double glazed windows to the front & rear aspects. Carpeted. Gas fire within the chimney breast. 2x Radiators. Pantry. Access to the Kitchen.

**Kitchen 11'1" x 7'6" (3.40m x 2.31m)**  
A range of wall, base & drawer units. Granite effect worktops incorporating stainless steel sink & drainer with mixer tap. Tiled splash-backs. Plumbing for dishwasher & washing machine. Integrated electric oven & separate gas hob. Extractor hood. UPVC double glazed windows to the side & rear aspects. Tiled floor. LED downlighting. UPVC double glazed door opening to the Rear Yard.

**First Floor**

**Landing**  
Carpeted. Staircase leading to the second floor. Under-stairs storage.

**Bedroom One 11'10" x 10'3" (3.63m x 3.14m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bedroom Two 11'2" x 10'9" (3.42m x 3.28m)**  
UPVC double glazed window to the rear aspect with open views. Carpeted. Radiator.

**Bedroom Four / Office 9'0" x 5'10" (2.75m x 1.80m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bathroom 8'3" x 7'6" (2.54m x 2.31m)**  
Pedestal hand basin. Walk-in shower cubicle. Panel bath. UPVC double glazed windows to the side & rear aspects. Radiator.

**Second Floor**

**Upper Living Area/ Potential Bedroom Five (STP) 16'4" x 11'11" (5.00m x 3.65m)**  
Carpeted. UPVC double glazed window & Velux skylight window to the rear aspect. Access to Bedroom Three.

**Bedroom Three 12'2" x 11'3" (3.71m x 3.45m)**  
UPVC double glazed window & Velux skylight window to the front aspect. Carpeted. Radiator. Storage cupboard running to the full length of the room.

**External**

**Rear Elevation**  
Enclosed courtyard with gated access to the alley.

**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.

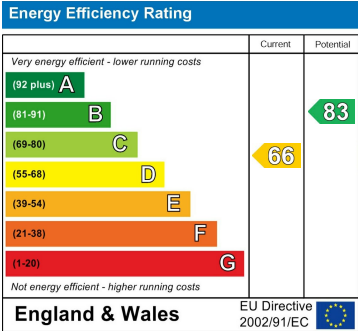
Area Map



Floor Plans



Energy Efficiency Graph



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