



# Inglebys

Estate Agents



## 8 Cleveland Street

Loftus, TS13 4JB

**£550 Per Calendar Month**



Situated close to Loftus' historic Market Place, a spacious 2-bedroom mid-terraced sandstone cottage with enclosed rear yard.



Tenure: Freehold.

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

EPC Rating: C

**Living Room 13'10" x 11'2" (4.24m x 3.41m)**  
UPVC double glazed sash window to the front aspect. Carpeted. Stairs leading to the first floor. Radiator. Coving. UPVC double glazed door to the front aspect. Access to the Kitchen.

**Kitchen 13'10" x 9'6" (4.24m x 2.92m)**  
A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Tiled floor & part-tiled walls. Under-stairs storage cupboard. UPVC double glazed window & door to the rear aspect. Radiator. Space for freestanding cooker. Plumbing for washing machine.

**First Floor**

**Bedroom One 11'2" x 10'2" (3.42m x 3.12m)**  
Fitted double wardrobes. Carpeted. UPVC double glazed window to the front aspect. Radiator.

**Bedroom Two 9'6" x 6'5" (2.92m x 1.98m)**  
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bathroom 7'0" x 6'4" (2.14m x 1.95m)**  
Panel bath with electric shower above. Hand basin. Low-level W/C. Tiled floor & walls. UPVC double glazed window to the rear aspect. Radiator.

**External**

**Rear Elevation**  
Enclosed courtyard with secure, 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.

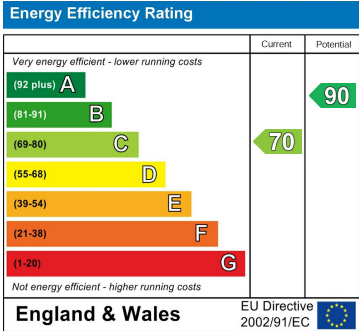
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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