Inglebys
Estate Agents



8 Cleveland Street

Loftus, TS13 4JB

£99,750

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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.

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.

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.

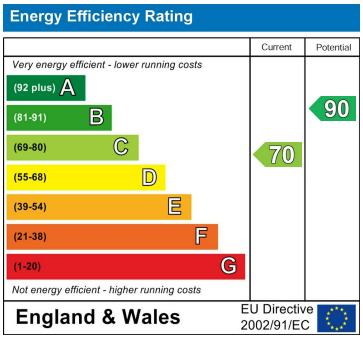
Area Map



Floor Plans



Energy Efficiency Graph



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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: lettings@inglebysestateagents.com www.inglebysestateagents.com