



# Inglebys

Estate Agents



## 17 Tees Street

Loftus, TS13 4LW

**£75,000**



**!! £2,500 ALLOWANCE TOWARDS DEPOSIT - MOVE IN FOR CHRISTMAS !!**

Situated within a peaceful location, a deceptively spacious 4-bedroom mid-terraced residence. Close to all local amenities & transport links, viewing is a must.



Tenure Details: Freehold.

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

EPC Rating: D.

**Entrance Vestibule 3'0" x 2'11" (0.93m x 0.89m)**

UPVC double glazed door to the front elevation. Carpeted.

**Living Room 16'6" x 10'9" (5.04m x 3.30m)**

UPVC double glazed window to the front aspect. Carpeted. 2x radiators. TV point. Stairs leading to the first floor. Open access to the Dining Room.

**Dining Room 13'3" x 12'0" (4.04m x 3.67m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator. Under-stairs storage cupboard.

**Kitchen 11'0" x 10'1" (3.37m x 3.09m )**

A range of wall, base & drawer units. Laminate granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Integrated dishwasher. Plumbing for washing machine. Tiled splash-backs. 2x UPVC double glazed windows to the side & rear aspects. Vinyl flooring. UPVC double glazed door to the rear yard.

**First Floor**

**Landing 14'1" x 5'3" (4.31m x 1.62m)**

UPVC double glazed window. Carpeted.

**Bedroom Two 16'5" x 10'11" (5.01m x 3.35m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator. Fitted wardrobe.

**Bedroom Four 8'9" x 5'10" (2.67m x 1.79m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bathroom 10'10" x 8'2" (3.31m x 2.49m)**

Walk-in shower cubicle. Bathtub with shower attachment. Hand basin within vanity unit. Low-level W/C. Radiator. Vinyl flooring. UPVC double glazed window to the side aspect.

**Second Floor**

**Bedroom One 16'5" x 11'8" (5.01m x 3.57m)**

UPVC double glazed window to the front aspect & additional Velux window. Carpeted. Radiator.

**Bedroom Three 11'11" x 10'2" (3.64m x 3.12m)**

UPVC double glazed window to the rear aspect & additional Velux window. Carpeted. Radiator.

**External**

**Rear Elevation**

Enclosed yard.

**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.

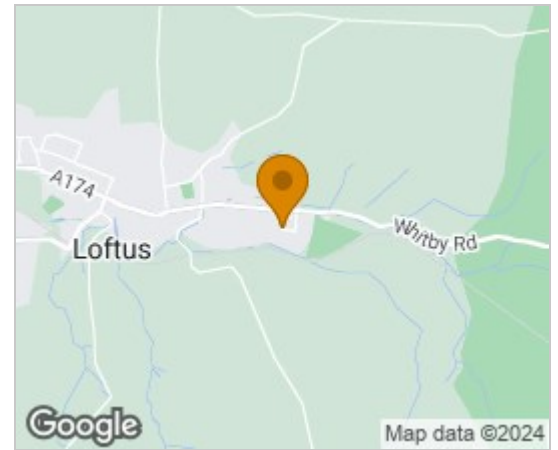
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

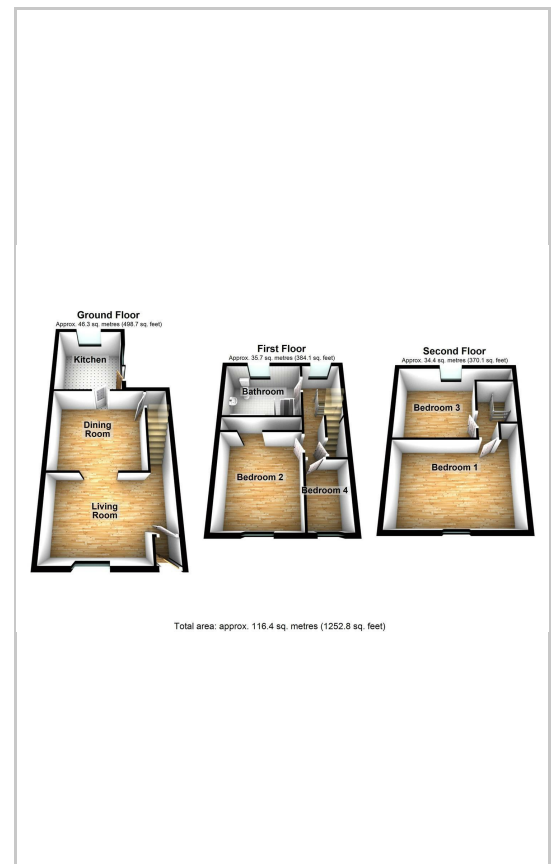
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## Area Map



## Floor Plans



## Energy Efficiency Graph

