



PH ESTATE AGENTS



18 Cleveland Street
, Loftus, TS13 4JB

Offers In The Region Of £269,950



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DESCRIPTION

Upon entering, you are greeted by an inviting entrance hall that leads into a snug lounge, complete with a feature log/multi-fuel burner set within a striking stone chimney breast, highlighted by exposed timber beams. French doors open up to a spacious conservatory, where you can relax while soaking in the breathtaking views of the tremendous garden beyond. The dining room flows seamlessly into the modern fitted kitchen, which is complemented by a stylish range cooker and a convenient utility room.

The first floor features two large bedrooms, one of which enjoys the luxury of an ensuite WC, alongside a cozy single third bedroom. For those seeking additional space, loft access reveals two storage rooms accessible via a pull-down ladder, offering potential for conversion into extra bedrooms and en-suite if needed.

Externally, the south-facing rear garden truly deserves special mention. This suntrap has been lovingly landscaped to reflect serene countryside features, creating a private haven right in your own backyard. Additional outdoor highlights include a large detached garage with up and over door, a charming summerhouse with a hot tub, storage sheds all with light and power with RCD's, and a substantial gated parking area accessed via a private driveway featuring double carports and power points.

Comfort and security are paramount, with central heating supplied by a reliable combination boiler system, along with UPVC double-glazed windows and multi-locking external doors for peace of mind.

This exceptional property is a must-see for those looking for a blend of modern living and classic charm in a picturesque setting. Don't miss out on the chance to make this beautiful home your own! Schedule a viewing today!

Council tax band D / Awaiting EPC energy rating / This is a freehold property / Mains electricity and sewerage with no known rights of way affecting this property / Driveway and secure off road parking to rear

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

• Decision in principle from your lender.

• If you need mortgage advice or assistance obtaining a decision in principle, we're

here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

ENTRANCE

2'11" x 8'5" (0.89 x 2.57)

Stepping from the front garden, you pass through a gleaming white double-glazed door and enter a bright, airy hallway. Sunlight spills across the floors, creating a welcoming first impression. From here, the hallway leads you directly into both the dining room and the spacious reception area, inviting you further into the home.

RECEPTION

10'4" x 19'10" (3.15 x 6.05)

As you step into the reception room, you're welcomed by the character of exposed

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ceiling beams and rugged stone walls. A plush cream carpet softens the space underfoot, while a large bay window bathes the room in natural light. The window sills feature a warm wood effect, adding a touch of rustic charm and tying the room together beautifully.

SUN ROOM

19'4" x 7'4" (5.91 x 2.26)

Leaving the reception room, you enter the sunroom—a space flooded with natural light streaming in through windows on every side. The abundance of sunlight makes the room feel especially bright and welcoming, creating a warm, homely atmosphere that's perfect for relaxing at any time of day.

DINING ROOM

13'9" x 18'5" (4.21 x 5.62)

Moving on from the hallway, you step into the dining room, where beamed ceilings add character and warmth. The oak-finished cream walls and matching floors create a cozy yet elegant setting. A staircase in the corner leads upstairs, while an open doorway gives easy access to the kitchen, making this space both functional and inviting.

KITCHEN

7'5" x 12'5" (2.28 x 3.80)

The kitchen features light-painted walls and cabinetry that complement each other perfectly, creating a fresh and cohesive look. Light oak countertop adds a touch of natural elegance, while double-glazed windows let in plenty of sunlight, making the space feel bright and inviting.

UTILITY ROOM

7'6" x 6'9" (2.31 x 2.06)

From the kitchen, you step into the utility room, which benefits from ample natural light thanks to double-glazed windows. There's plenty of space for storage, and the oak countertops continue the kitchen's warm, cohesive feel. Below the counters, you'll find designated spots for both a washing machine and a dryer, making this room as practical as it is bright.

BEDROOM 1

9'3" x 19'10" (2.84 x 6.07)

The main bedroom feels bright and airy, thanks to its lightly painted walls and soft carpet. The space is exceptionally generous, offering plenty of room to relax. It also features a private en-suite bathroom fitted with a stylish two-piece suite, providing extra comfort and convenience.

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4'7" x 4'4" (1.42 x 1.34)

The space is exceptionally generous, offering plenty of room to relax. It also features a private en-suite bathroom fitted with a stylish two-piece suite, providing extra comfort and convenience.

BEDROOM 2

12'11" x 7'11" (3.95 x 2.42)

The second bedroom is generously sized, with plenty of space for storage. Light pours in through the double-glazed windows, highlighting the room's fresh, light-colored walls and flooring that work beautifully together to create a welcoming atmosphere. An open doorway leads directly into the loft storage.

BEDROOM THREE

10'10" x 6'5" (3.32 x 1.98)

Bedroom three is currently set up as a home office, but it offers plenty of flexibility—it could easily serve as another bedroom or extra storage space if needed. The exposed beams add character and charm to the room, while the light walls and flooring help reflect the natural light streaming in through the double-glazed windows, making the space feel bright and inviting.

FAMILY BATHROOM

8'3" x 3'8" (2.52 x 1.14)

The main bathroom feels airy and welcoming, thanks to its pale-colored walls and sleek stone flooring that reflect every bit of sunlight streaming in through the double-glazed windows. As you step inside, you'll notice how the natural light fills the space, making it feel even larger and more inviting. The bathroom features a modern two-piece suite, offering both comfort and style, and a gas-powered shower that ensures you'll have hot water at the perfect temperature whenever you need it.

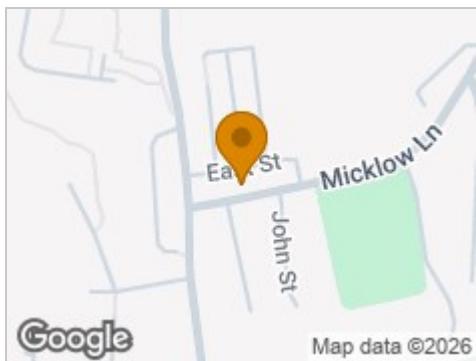
LOFT, ROOM ONE

15'1" x 10'7" (4.61 x 3.24)

The first room in the loft has been thoughtfully upgraded, with high-quality insulation and newly installed flooring providing both comfort and practicality. A double-glazed window lets in plenty of natural light, making the space feel bright and open throughout the day. While it's perfect for use as additional storage, the room's welcoming atmosphere and solid construction also make it a great candidate for conversion into another bedroom or a cozy home office, depending on your needs.



Road Map



Hybrid Map



Terrain Map



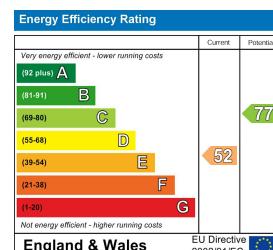
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

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.