



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
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ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

10 Park Terrace

Loftus, Saltburn-By-The-Sea, TS13 4HU

£72,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Entrance

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation while

offering a practical space for coats and shoes.

Dining Room

Situated to the front of the property, the living room is a comfortable and well-proportioned reception space featuring a large front-facing window that fills the room with natural light. Offering ample space for a range of furnishings, it provides an ideal setting for everyday living and relaxation.

Lounge

Leading from the kitchen is a useful rear lobby providing additional storage or utility space, with room for laundry appliances and direct access to the rear yard.

Kitchen

Located to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by work surfaces, incorporating space for freestanding appliances and food preparation. The room benefits from direct access to the rear of the property, making it both practical and functional for day-to-day living.

Bathroom

Completing the first floor is the family bathroom, fitted with a panelled bath, wash

hand basin and low-level WC. The room is well-sized and benefits from natural light provided by a rear-facing window.

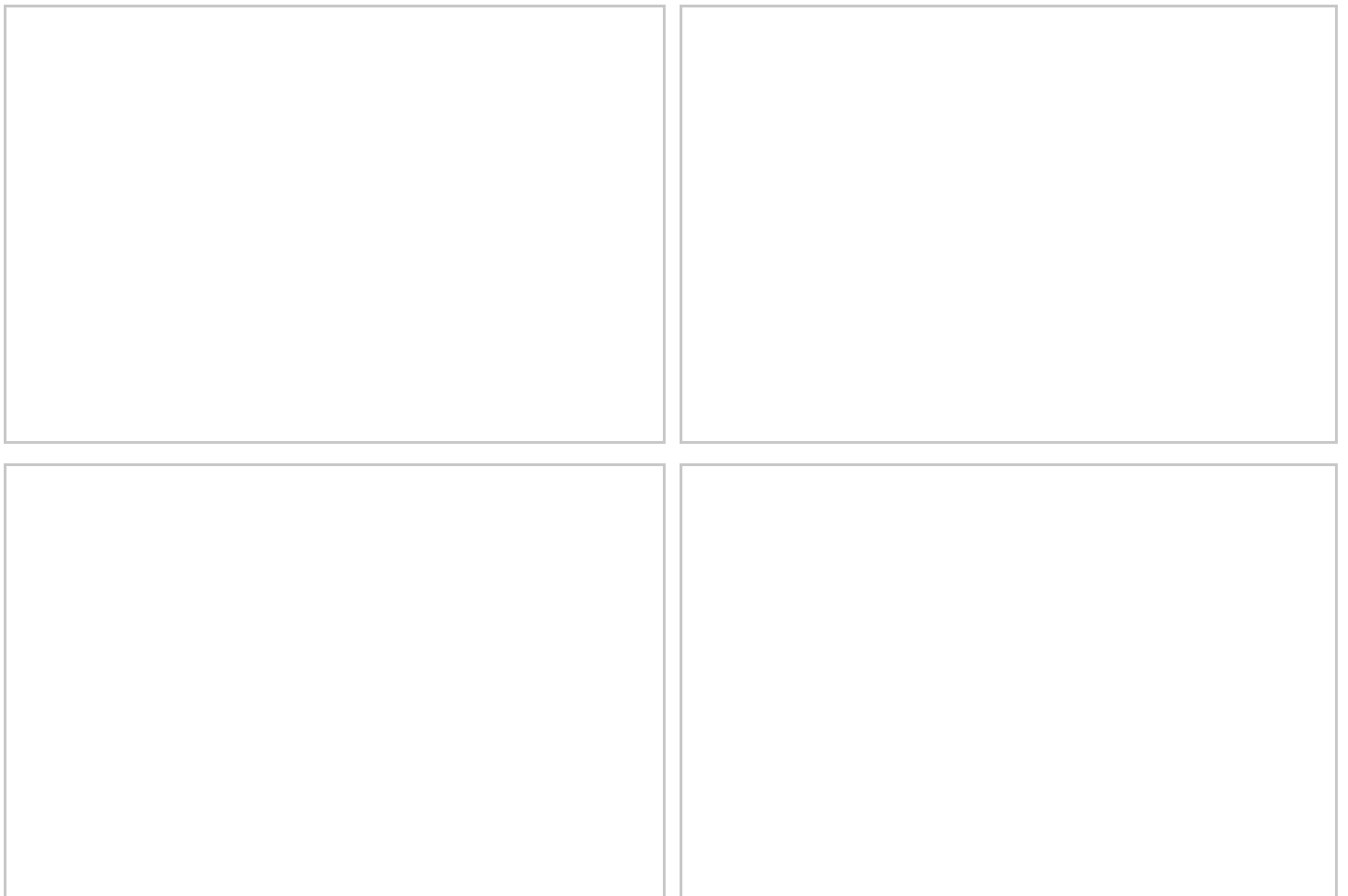
Bedroom 1

Positioned to the front of the property, the principal bedroom is a generous double room offering ample space for a double bed and additional bedroom furniture, while benefiting from excellent natural light through the large front-facing window.

Bedroom 2

Located to the rear, the second bedroom is a well-proportioned room that would comfortably accommodate a single bed or alternatively serve as a nursery, dressing room or home office.

Large Rear Garden



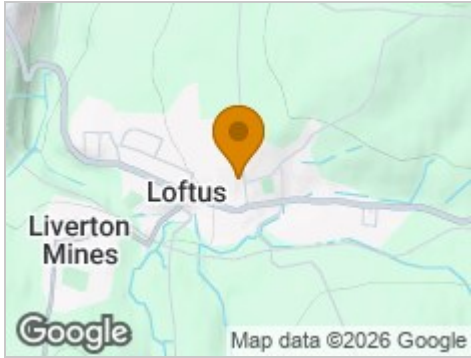
Road Map



Hybrid Map



Terrain Map



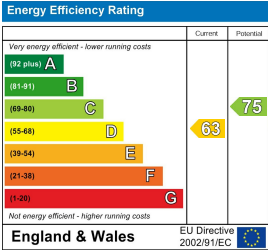
Floor Plan



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.