



**9 North Road, Loftus, Saltburn-By-The-Sea,  
Cleveland, TS13 4HP**

Previous used as a commercial property offering an ideal development opportunity. Deceptively spacious accommodation across three principle floors. Viewing is a must.

**Deceptively spacious**

**Off street parking to the rear**

**Previously used as a commercial property**

**Close to local amenities**

**Ideal development opportunity**

**In need of refurbishment throughout**

**£100,000**

# 9 North Road

## Saltburn-By-The-Sea, TS13 4HP

£100,000

**Room 1** 17' 0" x 14' 0" (5.18m x 4.26m)

**Room 2** 16' 3" x 9' 4" (4.95m x 2.84m)

**Room 3** 7' 2" x 5' 8" (2.18m x 1.73m)

**Room 4** 10' 0" x 7' 8" (3.05m x 2.34m)  
Reducing to (6'2" x 5'5")

**Room 5** 11' 3" x 6' 0" (3.43m x 1.83m)

**Room 6** 5' 10" x 3' 6" (1.78m x 1.07m)

**Room 7** 14' 0" x 13' 0" (4.26m x 3.96m)

**Room 8** 17' 3" x 7' 7" (5.25m x 2.31m)

**Room 9** 12' 8" x 11' 10" (3.86m x 3.60m)

**Room 10** 14' 0" x 13' 0" (4.26m x 3.96m)

**Room 11** 17' 3" x 7' 6" (5.25m x 2.28m)

**Room 12** 12' 8" x 11' 10" (3.86m x 3.60m)



#### MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

