



**4 Railway Terrace, Loftus, Saltburn-By-The-Sea,  
Cleveland, TS13 4LP**

Tucked away behind Tees Street boasting a peaceful setting surrounded by countryside and benefiting from a **GENEROUS GARDEN.**

Due to the extensive refurbishment required, we politely invite **CASH BUYERS ONLY** to take a look at this rare opportunity to renovate what could be a stunning countryside home.

**Beautiful countryside setting**

**Generous garden along with a rear yard**

**Two bedrooms**

**IN NEED OF FULL RENOVATION**

**End of terrace**

**Ground floor bathroom**

**Offers in Excess of £60,000**

# 4 Railway Terrace

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

Offers in Excess of £60,000

**Hall** 4' 0" x 2' 7" (1.22m x 0.79m)

Stairs rising to the first floor.

**Lounge** 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to the front aspect. 'Adam' style fire surround with a marble (effect) back and hearth.

**Kitchen** 6' 10" x 9' 11" (2.08m x 3.02m)

Window to the side aspect. Single drainer stainless steel sink unit.

**Pantry** 6' 11" x 3' 5" (2.11m x 1.04m)

**Bathroom** 5' 9" x 5' 10" (1.75m x 1.78m)

Double glazed window to the side aspect. Panelled bath and a pedestal wash hand basin.

**WC** 2' 8" x 5' 4" (0.81m x 1.62m)

Window to the side aspect. Low level WC

### First floor landing

**Bedroom one** 10' 3" x 11' 0" (3.12m x 3.35m)

Double glazed window to the front aspect.

**Bedroom two** 9' 7" x 14' 0" (2.92m x 4.26m)

Double glazed window to the rear aspect.

### Externally

There is a yard to the rear plus an extensive lawn garden to the front and side.

### Access

Access to the property itself is gained via a private lane at the rear of Tees Street. (photo attached)

#### 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.

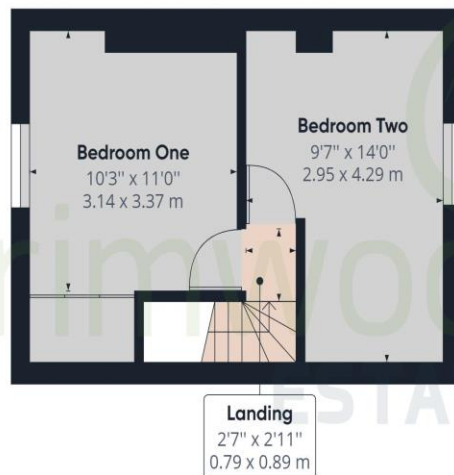
The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

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.



Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

572.75 ft<sup>2</sup>  
53.21 m<sup>2</sup>

**Reduced headroom**

10.64 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Our offices are located at:-

26 Milton Street, Saltburn-By-The-Sea, Cleveland, TS12 1DG

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Contact us by:-

Telephone: 01287 644 000 (option 1 for Sales or option for 2 Lettings)

Email: [enquiries@grimwoodestates.co.uk](mailto:enquiries@grimwoodestates.co.uk)

Website: [www.grimwoodestates.co.uk](http://www.grimwoodestates.co.uk) & chat to a live agent

Facebook: Search for Grimwood Estates

# Energy performance certificate (EPC)

4 Railway Terrace  
East Loftus  
Loftus  
SALTBURN-BY-THE-SEA  
TS13 4LP

Energy rating

G

Valid until: 14 June 2032

Certificate number: 9359-3017-7206-0252-4204

## Property type

End-terrace house

## Total floor area

57 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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