goodmove



2 John Street, Saltburn-By-The-Sea, TS13 4JD
Offers in excess of £75,000

A well-proportioned two-bedroom mid-terrace home offering approximately 632 sq ft (58.76 sq m) of accommodation over two floors. The property features a spacious lounge, kitchen/dining room, two bedrooms and a generous first-floor bathroom, making it an appealing choice for first-time buyers, couples or investors.

The ground floor comprises an entrance hall leading to a comfortable 13'3" lounge, with a separate kitchen/dining room to the rear and access to the enclosed back yard. Upstairs are two well-sized bedrooms, a large bathroom and useful built-in storage.

Loftus is a historic East Cleveland town with a traditional High Street, local shops, community facilities and schools. The area is well placed for the A174 coastal route, providing links towards Saltburn, Redcar and Whitby, while the North York Moors and the nearby coastline offer excellent opportunities for walking and outdoor recreation.

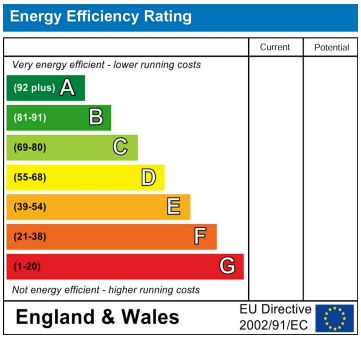


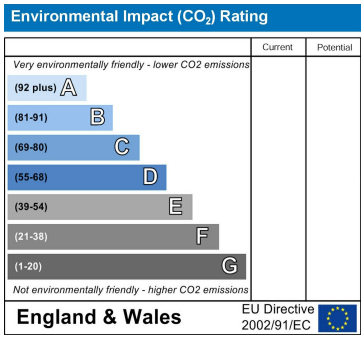




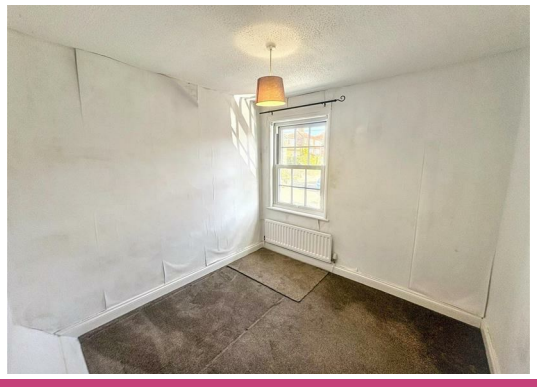
Disclaimer

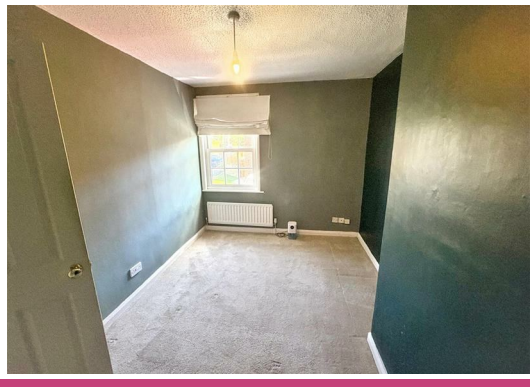
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk