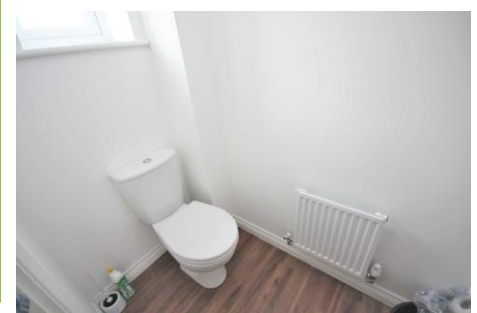
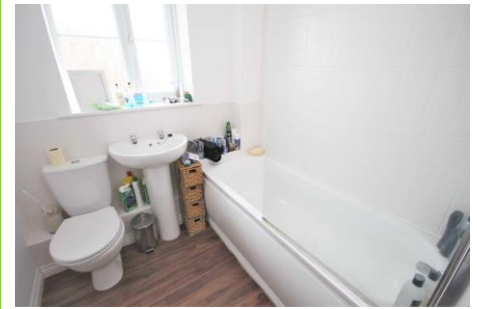




**6 Stratton Close, Brotton, Saltburn-By-The-Sea,  
Cleveland, TS12 2BF**

Situated within a modern and much sought after location, viewing is a must.



**Three spacious bedrooms**

**Cul-de-sac location**

**Gas central heating / Double glazing**

**Remainder of 10 year NHBC warranty**

**Energy Efficiency Rating 'C'**

**Allocated parking for two vehicles**

**Offers in the Region Of £127,500**

## 6 Stratton Close

### Saltburn-By-The-Sea, TS12 2BF

Offers in the Region Of £127,500

#### Entrance hallway

Stairs rising to the first floor. Doors providing access to all ground floor rooms. Radiator.

#### Cloaks / WC

Double glazed window to the front aspect. Radiator. Low level WC and wash hand basin. Wood effect flooring.

#### Lounge / diner 14' 7" x 14' 4" (4.44m x 4.37m)

Double glazed window and 'French' doors to the rear aspect. Radiator. Under stairs storage cupboard.

#### Kitchen 10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed window to the front aspect. Fitted with a range of matching wall and base units incorporating wood effect roll top work surfaces & upstands, single drainer stainless steel sink unit and a mixer tap. Plumbing for an automatic washing machine. Built in electric oven and four ring gas hob with a stainless steel extractor hood over. Radiator. Wood effect flooring.

#### First floor landing

Loft access provided by a hatch.

#### Bedroom one 13' 3" x 7' 9" (4.04m x 2.36m)

Double glazed window to the rear aspect. Radiator.

#### Bedroom two 11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to the front aspect. Radiator.

#### Bedroom three 6' 7" x 7' 5" (2.01m x 2.26m)

Double glazed window to the rear aspect. Radiator.

#### Bathroom / WC 6' 3" x 6' 3" (1.90m x 1.90m)

Double glazed window to the front aspect. Three piece white suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a shower attachment. Radiator. Extractor unit. Wood effect flooring.

#### Externally

There is an attractive lawn garden to the front of the property with two allocated parking spaces adjacent. There is a spacious enclosed lawn garden to the rear.

#### Additional media:

Please note: all additional media including video tours may only be visible via the rightmove.co.uk desktop site or alternatively the video tour could be viewed by copy and

pasting the following URL into your browser:  
<http://www.propertytours.tv/41198805>

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• We advertise on Rightmove & Zoopla (plus many more) giving sellers full nationwide exposure • Grimwood Estates offer a NO SALE - NO FEE guarantee • Voted Best in County (Redcar & Cleveland) at the Estate Agent awards 2014, 2015 & 2016 • We URGENTLY require properties FOR SALE & TO LET throughout East Cleveland • Struggling to sell??? We are so confident in the service in which we provide, we would be more than happy to work alongside your current agent • Get an INSTANT online valuation via our website <http://valuation.grimwoodestates.co.uk/> • Request a face to face valuation now: <http://www.grimwoodestates.co.uk/valuation>

#### 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.



# Energy Performance Certificate

Stratton Close  
Brotton  
SALTBURN-BY-THE-SEA  
TS12 2BF

Dwelling type: Semi-detached House  
Date of assessment: 26 September 2011  
Date of certificate: 27 September 2011

Type of assessment: SAP, new dwelling  
Total floor area: 62 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.<sup>2</sup>

| Energy Efficiency Rating                    |   |           | Environmental Impact (CO <sub>2</sub> ) Rating <sup>2</sup>     |   |           |
|---|---|-----------|---|---|-----------|
|   | Current   | Potential |   | Current   | Potential |
| Very energy efficient - lower running costs |   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) A                                 |   |           | (92 plus) A   |   |           |
| (81-91) B                                   |   |           | (81-91) B   |   |           |
| (69-80) C                                   |   |           | (69-80) C   |   |           |
| (55-68) D                                   |   |           | (55-68) D   |   |           |
| (39-54) E                                   |   |           | (39-54) E   |   |           |
| (21-38) F                                   |   |           | (21-38) F   |   |           |
| (1-20) G                                    |   |           | (1-20) G  |   |           |
| Not energy efficient - higher running costs |   |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
|   | 78  | 80        |   | 82  | 83        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of the more carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home<sup>2</sup>

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 121 kWh/m <sup>2</sup> per year | 113 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 1.4 tonnes per year             | 1.3 tonnes per year             |
| Lighting                 | £61 per year                    | £35 per year                    |
| Heating                  | £238 per year                   | £241 per year                   |
| Hot water                | £80 per year                    | £80 per year                    |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.