



**83 Derwent Road, Skelton In Cleveland,
Saltburn-By-The-Sea, Cleveland, TS12 2NX**

A stunning three bedroom mid terraced property which can only be described as presented to a 'Show Home' standard. With an enclosed front garden and open aspect views to the rear, viewing is a must.

Three spacious bedrooms

Immaculately & tastefully presented

Open plan Kitchen / Diner & Snug

Decorated with neutral tones throughout

Energy Efficiency Rating 'D'

Utility area

£110,000

Entrance hallway

Double glazed window to the side aspect. Solid wood flooring. Stairs rising to the first floor. Doors providing access to the Cloaks / WC and Kitchen.

Cloaks WC

Double glazed window to the front aspect. Low level WC & wash hand basin. Linoleum flooring.

Kitchen area 10' 9" x 8' 7" (3.27m x 2.61m)

Double glazed window to the rear aspect. Radiator. Fitted with a range of matching, modern wall and base units incorporating solid wood work surfaces, single drainer sink unit with a mixer tap and tiled splash backs. Built in electric oven and induction hob with an extractor hood over. Integrated Fridge & Freezer. Wood effect laminate flooring.

Dining / Snug area 18' 8" x 8' 7" (5.69m x 2.61m)

Patio doors leading to the rear decked area. Log burning stove with a stone hearth. Archway to the Utility and Lounge.

Utility area 7' 0" x 4' 1" (2.13m x 1.24m)

Double glazed Porthole window to the rear aspect. Fitted wall and base units incorporating a circular sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Paneled walls. Extractor unit. Tiled flooring.

Lounge 13' 11" x 12' 4" (4.24m x 3.76m)

Double glazed bow window to the front aspect. Radiator. TV & telephone point. Inset electric fire and tiled hearth.

First floor landing

Glass Balustrade. Built in storage cupboard. Loft access. Doors to all first floor rooms.

Bedroom one 11' 11" x 10' 3" (3.63m x 3.12m)

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Inset spot lighting.

Bedroom two 12' 9" x 8' 11" (3.88m x 2.72m)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom three 8' 9" x 7' 10" (2.66m x 2.39m)

Double glazed window to the front aspect. Radiator. Over stair storage cupboard.

Shower room / WC 6' 5" x 5' 6" (1.95m x 1.68m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, inset wash hand basin and a glazed shower cubicle. Tiled flooring.

Externally

To the front of the property is an enclosed lawn. To the rear is a decked area and ornamental pond.

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

Derwent Road, Skelton-in-Cleveland, SALTBURN-BY-THE-SEA, TS12 2NX

Dwelling type: Mid-terrace house

Reference number:

Date of assessment: 11 May 2017 Type of assessment: RdSAP, existing dwelling Date of certificate: 14 May 2017 Total floor area: 96 m² Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,081

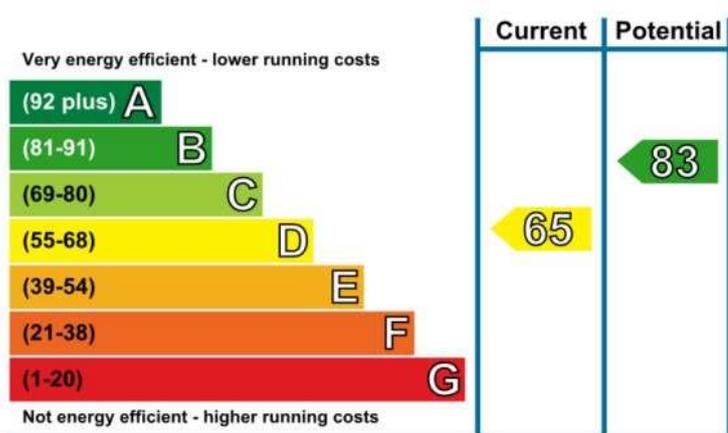
Over 3 years you could save

£ 798

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 186 over 3 years	
Heating	£ 2,136 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 693 over 3 years	£ 297 over 3 years	
Totals	£ 3,081	£ 2,283	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal