



**27 The Headlands, Marske By The Sea, Redcar,
Cleveland, TS11 7AG**

An immaculately presented three bedroom semi-detached FAMILY HOME with POTENTIAL TO EXTEND (subject to planning permission). Boasting SUPERB VIEWS and situated within a MUCH SOUGHT AFTER LOCATION, viewing comes with a high recommendation.



Three spacious bedrooms

Spacious lawn garden to the side

Extensive driveway

Superb views

Much sought after location

Ideal family home

Offers in Excess of £200,000

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Entrance porch

Door leading to the hallway.

Hallway

Wood effect Linoleum flooring. Radiator. Stairs rising to the first floor.

Lounge 12' 10" x 12' 2" (3.91m x 3.71m)

Double glazed window to the front aspect. Radiator. Inset wall mounted gas fire.

Dining area 13' 9" x 11' 3" (4.19m x 3.43m)

French doors opening to the rear garden. Wood effect Linoleum flooring. Wall mounted gas fire. Radiator. Arch providing open plan access to the Kitchen area.

Kitchen area 9' 8" x 8' 8" (2.94m x 2.64m)

Double glazed window to the rear aspect. Radiator. Fitted with wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Built in electric oven and four ring gas hob with an extractor hood over. Built in Pantry. Door leading to the Garage. Wood effect Linoleum flooring.

Garage

Double length garage. Plumbing for an automatic washing machine. Wall mounted combination boiler. Double glazed window to the side aspect. Access gained via an up & over door and rear courtesy door. Access to the Cloaks / WC.

Cloaks / WC

Low level WC & wash hand basin.

First floor landing

Double glazed window to the side aspect. Loft access provided by a hatch. Built in storage cupboard with shelving.

Bedroom one 13' 3" x 11' 11" (4.04m x 3.63m)

Double glazed window to the rear aspect. Radiator.

Bedroom two 12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to the front aspect. Radiator.

Bedroom three 10' 5" x 7' 4" (3.17m x 2.23m)

Double glazed window to the front aspect. Radiator.

Bathroom / WC 8' 11" x 5' 6" (2.72m x 1.68m)

Double glazed windows to the side and rear aspects. Three piece white suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Heated towel rail.

Externally

The garden to the front is gravelled and has a concrete driveway providing off street parking and access to the Garage. There is garden to the side of the property which is mainly laid to lawn and has borders housing a variety of bulbs and shrubs. The enclosed rear garden is paved providing low maintenance.



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

The Headlands, Marske-by-the-Sea, REDCAR, TS11 7AG

Dwelling type: Semi-detached house

Reference number:

Date of assessment: 18 October 2013 Type of assessment: RdSAP, existing dwelling Date of certificate: 22 October 2013 Total floor area: 92 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:

£ 4,056

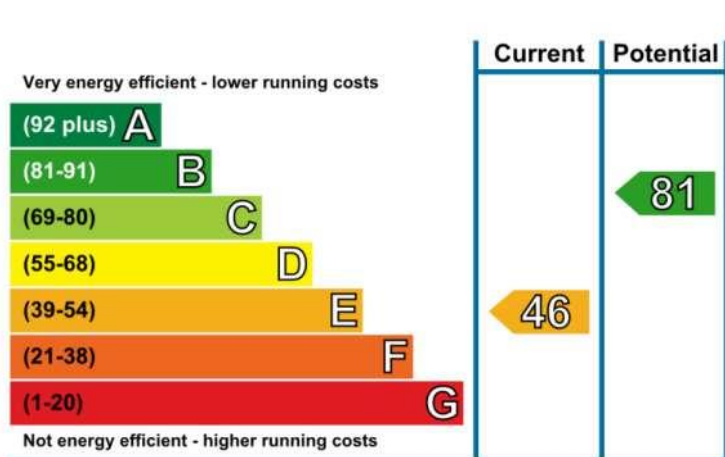
Over 3 years you could save

£ 1,947

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 156 over 3 years	
Heating	£ 3,165 over 3 years	£ 1,722 over 3 years	
Hot Water	£ 591 over 3 years	£ 231 over 3 years	
Totals	£ 4,056	£ 2,109	

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