



57 Cromwell Avenue, Loftus, Saltburn-By-The-Sea, North Yorkshire, TS13 4JW

A delightful two bedroom semi detached bungalow situated within a much sought after location, boasting a modern & stylish Shower room / WC and spacious enclosed rear garden. An early inspection is a must.



Two spacious bedrooms

Front & rear gardens

Cul-de-sac location

Detached garage and spacious driveway

Energy Efficiency Rating 'D'

Gas central heating / Double glazing

£115,000

Entrance hallway

Radiator. Loft access provided by a hatch. Two built in cupboards, one housing the electric & gas meters, the other having shelving.

Lounge 18' 1" x 11' 10" (5.51m x 3.60m)

Double glazed window to the front aspect. Radiator. 'Adam' style fire surround housing an electric living flame effect fire (& gas point) complemented by a marble back and hearth.

Kitchen / Diner 10' 6" x 11' 1" (3.20m x 3.38m)

Double glazed windows to the side and rear aspects. Fitted with a range of attractive matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with dual taps and tiled splash backs. Electric & gas cooker points. 'Potterton combi 80' Gas combination boiler. Tiled effect flooring. Door leading to the Sun room.

Sun room 7' 6" x 7' 1" (2.28m x 2.16m)

Double glazed units to the side and rear aspects. Door leading to the rear garden.

Bedroom one 10' 0" x 9' 3" (3.05m x 2.82m)

Double glazed window to the front aspect. Radiator.

Bedroom two 14' 6" x 10' 8" (4.42m x 3.25m)

Double glazed window to the rear aspect. Radiator.

Shower room / WC 6' 6" x 6' 9" (1.98m x 2.06m)

(we have been advised by the current vendors that the Shower room was installed in May 2014). Double glazed window to the side aspect. Three piece suite comprising of a low level WC, inset wash hand basin and a glazed shower cubicle. Fully tiled walls. Fitted vanity units with marble effect roll top surfaces. Fully tiled walls.

Garage

Single detached garage with power and light. Access gained via an up & over door.

Externally

The garden to the front is mainly laid to lawn with a dwarf coniferous hedge. There is block paved driveway to the side of the property leading to the Garage. The garden to the rear has a small patio area and spacious lawn.

Additional media:

Please note: all additional media including video tours may only be visible via the [rightmove.co.uk](http://www.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/53626903>

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Energy Performance Certificate

Cromwell Avenue, Loftus, SALTBURN-BY-THE-SEA, TS13 4JW

Dwelling type: Semi-detached bungalow

Date of assessment: 05 April 2016 **Type of assessment:** RdSAP, existing dwelling **Date of certificate:** 09 April 2016 **Total floor area:** 72 m² **Use this document to:**

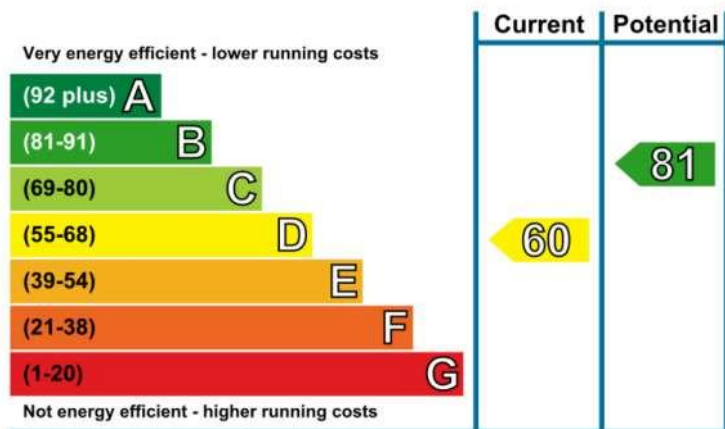
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,931**

Over 3 years you could save **£ 735**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,415 over 3 years	£ 1,869 over 3 years	
Hot Water	£ 345 over 3 years	£ 156 over 3 years	
Totals	£ 2,931	£ 2,196	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 84	