



**2 Wheatlands Drive, Easington, Saltburn-By-The-Sea, Cleveland, TS13 4PB**

Decorated with neutral tones throughout and benefiting from a recently (2016) fitted gas combination boiler and bathroom suite. With spacious gardens to the front side and rear, viewing is a must.



**Three spacious bedrooms**

**Integral garage**

**Gardens to the front, side and rear**

**Energy Efficiency Rating 'F'**

**Gas combination boiler fitted 2016**

**Bathroom / WC suite fitted 2016**

**£175,000**

## 2 Wheatlands Drive

### Saltburn-By-The-Sea, TS13 4PB

£175,000

#### Entrance hallway

Stairs rising to the first floor. Door leading to the Lounge.

#### Lounge 15' 10" x 14' 1" (4.82m x 4.29m)

Double glazed bay window to the front aspect. Radiator. Fire recess with plumbing for a wood burning stove. Open access to the Dining area.

#### Dining area 8' 9" x 8' 6" (2.66m x 2.59m)

Patio doors leading to the Conservatory. Radiator. Door leading to the Kitchen.

#### Conservatory 9' 9" x 8' 0" (2.97m x 2.44m)

Double glazed windows to the side and rear aspects. Tiled flooring. Radiator.

#### Kitchen 9' 11" x 10' 2" (3.02m x 3.10m)

Double glazed window to the rear aspect. Fully fitted with a range of matching hard wood wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Built in electric oven and hob. Built in under stairs storage cupboard. Door leading to the Utility.

#### Utility 7' 4" x 7' 1" (2.23m x 2.16m)

Double glazed window to the rear aspect. Fitted wall and base unit. Plumbing for an automatic washing machine. Courtesy door providing access to the Garage. Door leading to the rear garden.

#### First floor landing

Double glazed window to the side aspect. Radiator. Built in storage cupboard housing the 'Valliant' boiler.

#### Bedroom one 13' 3" x 8' 11" (4.04m x 2.72m)

Double glazed window to the front aspect. Fitted wardrobes with bridging over head storage. Radiator.

#### Bedroom two 11' 2" x 11' 0" (3.40m x 3.35m)

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

#### Bedroom three 9' 11" x 8' 0" (3.02m x 2.44m)

Double glazed window to the front aspect. Radiator. Built in over stairs storage cupboard.

#### Bathroom / WC 7' 11" x 5' 4" (2.41m x 1.62m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a shower over. Heated towel rail. Tiled effect linoleum flooring.

#### Garage

Single integral garage. Access gained via an up & over door.

#### Externally

The garden to the front is mainly laid to lawn with borders housing a variety of mixed plants and shrubs. There is patio area, lawn area and vegetable patch to the side and rear.

#### Energy Performance Certificate

Please be aware that since the EPC was conducted, the current vendor has installed a new (2016) gas combination boiler and heating system. The property NO LONGER has night storage heating.

#### 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:

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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

Wheatlands Drive, Easington, SALTBURN-BY-THE-SEA, TS13 4PB

Dwelling type: Detached house Type of assessment: RdSAP, existing dwelling

Date of assessment: 24 October 2016 Date of certificate: 24 October 2016 Total floor area: 91 m<sup>2</sup>

## Use this document to:

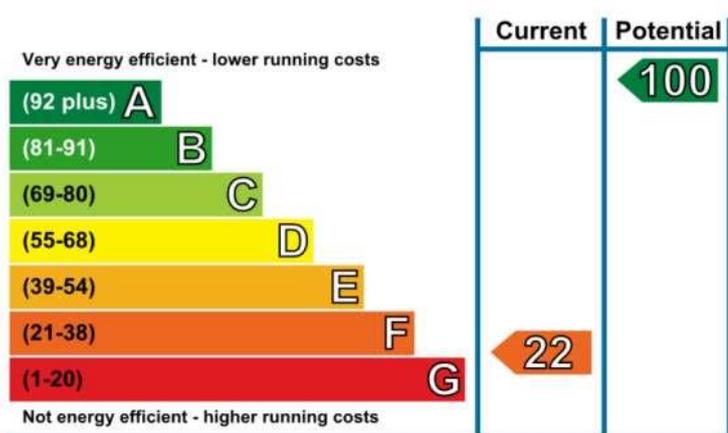
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 7,626**

**Over 3 years you could save £ 4,659**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 261 over 3 years	
Heating	£ 6,057 over 3 years	£ 2,406 over 3 years	
Hot Water	£ 1,335 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 7,626</b>	<b>£ 2,967</b>	

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