



7 West Park Avenue, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4RL

A unique double fronted detached family home. In need of cosmetic improvements.



Four spacious bedrooms

Wrap around gardens

Gas central heating

Off street parking

Ideal family home

Cul de sac location

Offers in Excess of £125,000

Hallway

Reception room one 13' 8" x 13' 7" (4.16m x 4.14m)

Double glazed windows to the side and rear aspects. Radiator. Wooden surround housing a cast iron fireplace.

Reception room two 12' 10" x 12' 0" (3.91m x 3.65m)

Double glazed window to the side and rear aspects. Radiator.

Kitchen / Diner 19' 4" x 7' 11" (5.89m x 2.41m)

Double glazed window to the front and side aspects. Radiator. Fitted with wall and base units, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Gas point.

Cloaks / WC

Low level WC.

First floor landing

Built in storage cupboard housing the combination boiler.

Bedroom one 12' 11" x 9' 11" (3.93m x 3.02m)

Double glazed window. Radiator.

Bedroom two 12' 0" x 9' 11" (3.65m x 3.02m)

Double glazed window. Radiator.

Bedroom three 10' 9" x 8' 3" (3.27m x 2.51m)

Double glazed window. Radiator.

Bedroom four 14' 0" x 6' 7" (4.26m x 2.01m)

Double glazed window. Radiator.

Bathroom / WC 7' 4" x 6' 4" (2.23m x 1.93m)

Double glazed window. Panelled bath, Shower cubicle and a wash hand basin. Radiator.

Gardens front, side & rear

There are gardens surrounding the property.

Garage

Access gained via and up & over door.



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

West Park Avenue, Loftus, SALTBURN-BY-THE-SEA, TS13 4RL

Dwelling type: Detached house

Reference number:

Date of assessment: 13 February 2015 Type of assessment: RdSAP, existing dwelling Date of certificate: 13 February 2015 Total floor area: 125 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:

£ 4,020

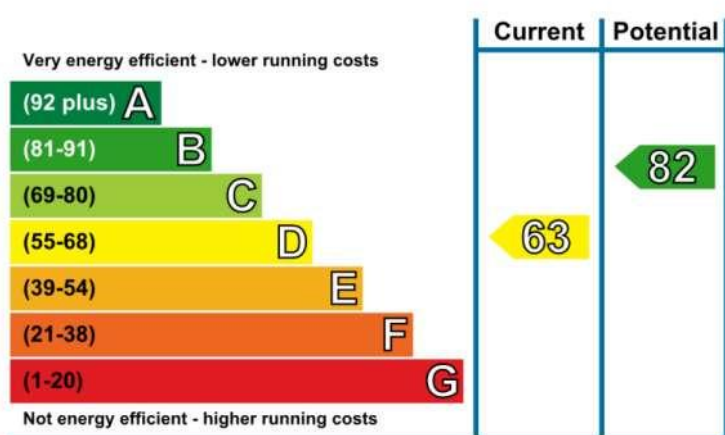
Over 3 years you could save

£ 1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 210 over 3 years	
Heating	£ 3,390 over 3 years	£ 2,394 over 3 years	
Hot Water	£ 333 over 3 years	£ 225 over 3 years	
Totals	£ 4,020	£ 2,829	

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
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