



**39 Canterbury Road, Brotton, Saltburn-By-The-Sea, Cleveland, TS12 2XG**

A three bedroom FAMILY HOME situated on the PERIPHERY OF THE TOWN. Offering THREE GENEROUS SIZED BEDROOMS, An early inspection is highly recommended.

**Three bedrooms**

**Solar panels**

**Gas central heating**

**Off street parking**

**Close to local amenities**

**Double glazing**

**Offers in Excess of £126,000**

**Entrance porch**

Door leading to the Hallway.

**Hallway**

Double doors opening to the Lounge. Stairs rising to the first floor. Radiator.

**Lounge** 15' 5" x 10' 9" (4.70m x 3.27m)

Double glazed window to the front aspect. Radiator. 'Adam' style fire surround housing a gas fire with a marble back and hearth.

**Dining room** 10' 3" x 13' 5" (3.12m x 4.09m)

Double glazed window to the rear aspect. Patio doors opening to the rear garden. Under stair storage cupboard.

**Kitchen** 17' 2" x 7' 9" (5.23m x 2.36m)

Double glazed windows to the side and rear aspect. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash back. Plumbing for an automatic washing machine. Built in double electric oven and four ring gas hob with an extractor hood over. Courtesy door leading to the Study & Garage.

**Garage** 11' 9" x 8' 2" (3.58m x 2.49m)

**Study** 8' 2" x 5' 7" (2.49m x 1.70m)

**First floor landing**

Double glazed window to the side aspect. Over stair storage cupboard.

**Bedroom one** 13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed window to the front aspect. Radiator.

**Bedroom two** 11' 3" x 8' 7" (3.43m x 2.61m)

Double glazed window to the rear aspect. Radiator.

**Bedroom three** 8' 6" x 6' 0" (2.59m x 1.83m)

Double glazed window to the front aspect. Radiator.

**Shower room / WC** 5' 11" x 5' 8" (1.80m x 1.73m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle. PVC clad walls. Radiator.

**Gardens front & rear**

There is a generous drive to front of the property. The enclosed rear garden has a patio area, lawn 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

Canterbury Road, Brotton, SALTBURN-BY-THE-SEA, TS12 2XG

Dwelling type: Semi-detached house Type of assessment: RdSAP, existing dwelling

Date of assessment: 08 May 2013 Date of certificate: 08 May 2013 Total floor area: 78 m<sup>2</sup> [Use this document to:](#)

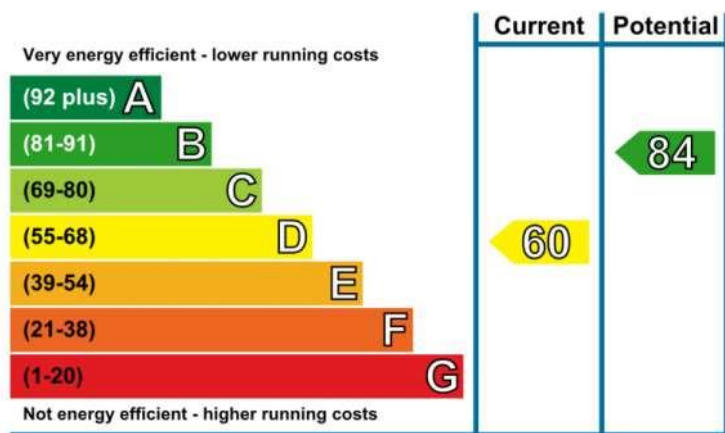
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 2,610**

**Over 3 years you could save £ 855**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 135 over 3 years	
Heating	£ 1,899 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 531 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,610</b>	<b>£ 1,755</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