



12 Stratton Close, Brotton, Saltburn-By-The-Sea, Cleveland, TS12 2BF

A delightful THREE BEDROOM STARTER HOME situated within a much sought after development. With OFF STREET PARKING and enclosed REAR GARDEN, viewing is a must.



Three bedrooms

Lounge / Dining area

Off street parking

Ground floor Cloaks / WC

Fully fitted Kitchen

Easy access to the A174

Offers in the Region Of £115,000

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Entrance hallway

Laminate flooring. Radiator. Stairs rising to the first floor.

Kitchen 10' 2" x 7' 1" (3.10m x 2.16m)

Double glazed window to the front 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 backs. Plumbing for an automatic washing machine. Electric cooker point and gas hob with an extractor hood over.

Lounge / Dining area 14' 6" x 14' 1" (4.42m x 4.29m)

Double glazed window to the rear aspect. Radiator. TV point. Built in storage cupboard. Patio doors opening on to the rear garden.

First floor landing

Double glazed window to the side aspect. Loft access provided by a hatch.

Bedroom one 11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to the front aspect. Radiator.

Bedroom two 12' 3" x 7' 5" (3.73m x 2.26m)

Double glazed window to the rear aspect. Radiator.

Bedroom three 7' 1" x 6' 6" (2.16m x 1.98m)

Double glazed window to the rear aspect. Radiator.

Bathroom / WC 7' 0" x 6' 2" (2.13m x 1.88m)

Double glazed window to the front aspect. Radiator. Three piece suite comprising of a Low level WC, pedestal wash hand basin and a paneled bath with a shower over. Radiator. Laminate flooring.

Externally

There is a block paved driveway to the front of the property and an enclosed garden to the rear.

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

Stratton Close
Brotton
SALTBURN-BY-THE-SEA
TS12 2BF

Dwelling type: Mid-terrace House
Date of assessment: 08 August 2011
Date of certificate: 08 August 2011

Type of assessment: SAP, new dwelling
Total floor area: 68.86 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating ²				
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>					<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
	80	82		84	85		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 				

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of the more carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home²

	Current	Potential
Energy use	104 kWh/m ² per year	96 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£67 per year	£38 per year
Heating	£214 per year	£218 per year
Hot water	£86 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.