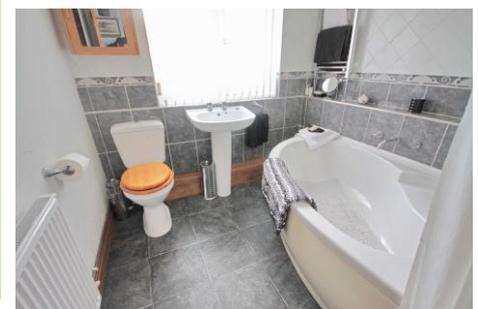




91 Margrove Park Village
Saltburn-By-The-Sea, TS12 3BY

A delightful two bedroom terraced property with a detached garage and rear garden. Having stunning views of the surrounding countryside, viewing is a must.



Two bedrooms

Double glazing

Stunning views

Log burning stove (central heating)

Energy Efficiency Rating 'E'

Front and rear gardens

£95,000

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£95,000

Lounge 14' 8" x 13' 0" (4.47m x 3.96m)

Double glazed window to the front aspect. Ceiling light and fan. TV & telephone point. Log burning stove (providing a central heating system) with a tiled back and hearth. Laminate flooring. Stairs rising to the first floor.

Kitchen / Diner 14' 8" x 9' 11" (4.47m x 3.02m)

Double glazed window to the rear aspect. Fitted with a range of wall and base units incorporating wooden work surfaces, single drainer stainless steel sink unit with a mixer tap and splash backs. Built in electric oven and hob. Laminate flooring. Door leading to the Sun room.

Sun room 13' 5" x 15' 2" (4.09m x 4.62m)

Door leading to the rear of the property. Laminate flooring.

Utility room

Roll top work surface with a single drainer sink unit.

First floor landing

Bedroom one 12' 10" x 9' 10" (3.91m x 2.99m)

Double glazed window to the rear aspect. Radiator. TV & telephone point.

Bedroom two 12' 3" x 6' 11" (3.73m x 2.11m)

Double glazed window to the rear aspect. Radiator.

Bathroom / WC 8' 6" x 7' 4" (2.59m x 2.23m)

Double glazed window to the rear aspect. Three piece white suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a 'Triton' shower over. Radiator.

Externally

To the front of the property is an enclosed low maintenance graveled garden. To the rear of the property (across the access road and behind the Garage) is an extensive garden with a lawn area, patio and borders housing a variety of shrubs, plants and fruit trees.

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

Margrove Park, Boosbeck, SALTBURN-BY-THE-SEA, TS12 3BY

Dwelling type: Mid-terrace house Type of assessment: RdSAP, existing dwelling

Date of assessment: 17 October 2013 Date of certificate: 23 November 2013 Total floor area: 62 m²

Use this document to:

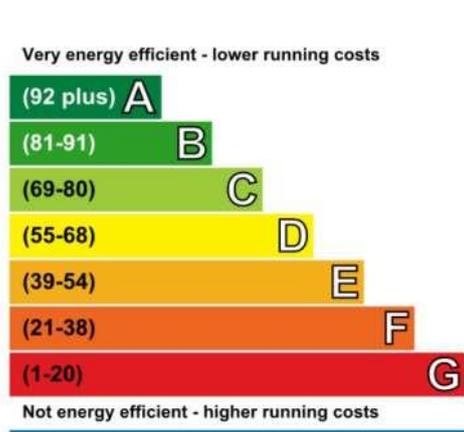
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,204

Over 3 years you could save £ 1,866

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 141 over 3 years	
Heating	£ 2,061 over 3 years	£ 855 over 3 years	
Hot Water	£ 903 over 3 years	£ 342 over 3 years	
Totals	£ 3,204	£ 1,338	

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.



Current	Potential
48	95

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