



25 Cunningham Close, Brotton, Saltburn-By-The-Sea, Cleveland, TS12 2FH

A beautifully presented three bedroom detached bungalow situated with easy access to Hunley Hotel & Golf Club. With off street parking and low maintenance gardens, viewing is a must.



Three bedroom detached bungalow

Off street parking

Conservatory

Gas central heating & double glazing

Energy Efficiency Rating 'D'

Prestigious and much sought after location

£175,000

25 Cunningham Close

Saltburn-By-The-Sea, TS12 2FH

£175,000

Entrance hallway

Solid oak flooring. Built in storage cupboard. Loft access provided by a hatch. Radiator.

Lounge 13' 2" x 12' 9" (4.01m x 3.88m)

Patio doors leading to the Conservatory. Radiator. Laminate flooring. Solid wood fire surround housing an electric living flame effect fire with a granite back and hearth.

Dining room / Bedroom three 9' 8" x 9' 6" (2.94m x 2.89m)

Double glazed window to the side aspect. Radiator. Laminate flooring.

Kitchen 11' 1" x 9' 10" (3.38m x 2.99m)

Double glazed window to the rear aspect. Radiator. Fitted with matching wall and base unit incorporating wood effect roll top work surfaces, single drainer ceramic sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Built in electric oven and gas hob with an extractor hood over. Inset spot lighting. Marble tiled effect flooring. Door leading to the rear garden.

Conservatory 0' 0" x 0' 0" (0.00m x 0.00m)

Double glazed units to the side and rear aspects.

Bedroom one 11' 8" x 9' 9" (3.55m x 2.97m)

Double glazed window to the front aspect. Radiator. fitted wardrobes (into alcoves). Door leading to the En-suite.

En-suite 4' 8" x 4' 9" (1.42m x 1.45m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a glazed shower cubicle. Tiled effect flooring.

Bedroom two 14' 2" x 9' 1" (4.31m x 2.77m)

Double glazed window to the front aspect. Radiator. Coving.

Bathroom / WC 9' 0" x 5' 6" (2.74m x 1.68m)

Double glazed window to the side aspect. Three piece white suite comprising of a low level WC, inset (vanity unit) wash hand basin and a paneled bath. PVC clad walls and ceiling. Tiled effect flooring. Inset spot lighting. Extractor unit.

Externally

The garden to the front of the property is graveled with a variety of mature shrubs and bushes. The garden to the rear of the property is paved with borders housing a variety of shrubs. There is also a built in barbecue area.

Garage

The detached garage has power and light. Access gained via an up & over door. There is a side courtesy 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

Cunningham Close, Brotton, SALTBURN-BY-THE-SEA, TS12 2FH

Dwelling type: Detached bungalow

Reference number:

Date of assessment: 25 April 2017 Type of assessment: RdSAP, existing dwelling Date of certificate: 02 May 2017 Total floor area: 81 m² Use this document to:

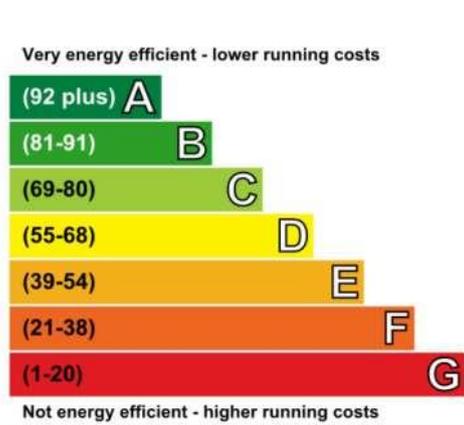
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,811

Over 3 years you could save £ 492

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 165 over 3 years	
Heating	£ 2,211 over 3 years	£ 1,938 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 2,811	£ 2,319	

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
63	80

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