



82 Coronation Road, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4PS

An EXTENDED three bedroom semi detached property offering spacious living including a ground floor WC, utility and off-road parking.

Pleasantly located close to all local amenities, an early inspection is highly recommended.

Three bedrooms

Utility & ground floor WC

Gas central heating

Ground floor extension

Low maintenance gardens

Double glazing

£149,000

82 Coronation Road

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Hallway 13' 6" x 5' 6" (4.11m x 1.68m)

Stairs rising to the first floor with under-stair storage. Radiator.

Lounge/dining area 23' 10" x 11' 6" (7.26m x 3.50m)

Double glazed bay window to the front aspect. Radiator.

Cloaks/WC 5' 10" x 5' 2" (1.78m x 1.57m)

Double glazed window to the side aspect. Two piece suite comprising of a low level WC and a pedestal wash hand basin.

Kitchen/breakfast room 9' 2" x 17' 9" (2.79m x 5.41m)

Double glazed window to the rear aspect. Fully fitted with a range of matching base units incorporating roll top work surfaces with a single drainer sink unit and mixer tap over. Electric cooker point. Space for a fridge freezer unit. Radiator. Inset spot lighting. Ceramic floor tiling. Sliding doors opening to the rear garden.

Utility 4' 5" x 5' 5" (1.35m x 1.65m)

Double glazed window to the side aspect. Plumbing for an automatic washing machine. Wall mounted gas combination boiler. Tiled flooring.

First floor landing 7' 5" x 4' 0" (2.26m x 1.22m)

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

Bedroom one 12' 11" x 10' 8" (3.93m x 3.25m)

Double glazed bay window to the front aspect. Fitted wardrobes with sliding doors. Radiator.

Bedroom two 10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed window to the rear aspect. Radiator.

Bedroom three 7' 11" x 6' 5" (2.41m x 1.95m)

Double glazed window to the front aspect. Radiator. Wood effect linoleum flooring.

Bathroom/WC 5' 9" x 8' 5" (1.75m x 2.56m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with a shower over. Fully tiled walls. Radiator.

Externally

To the front of the property of the property is a generous imprinted concrete driveway providing off road parking and access to the garage. The rear low maintenance gardens offers a patio and gravelled areas complimented by borders housing a variety of mature plants & shrubs.

Garage

Single detached garage. Access gained via an up & over door along with 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:

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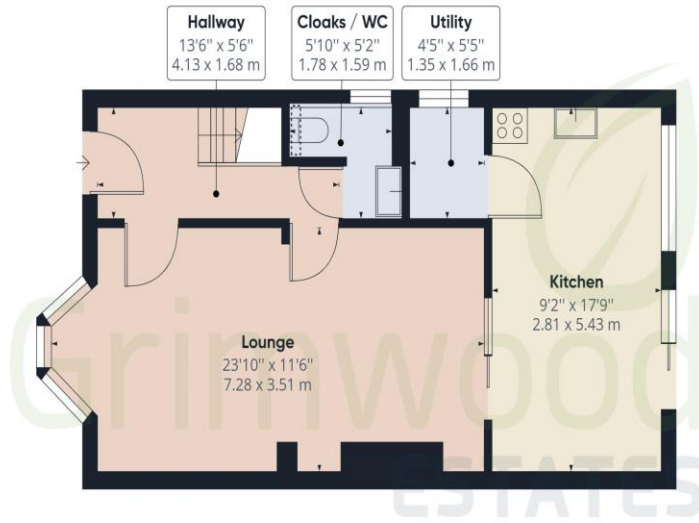
All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

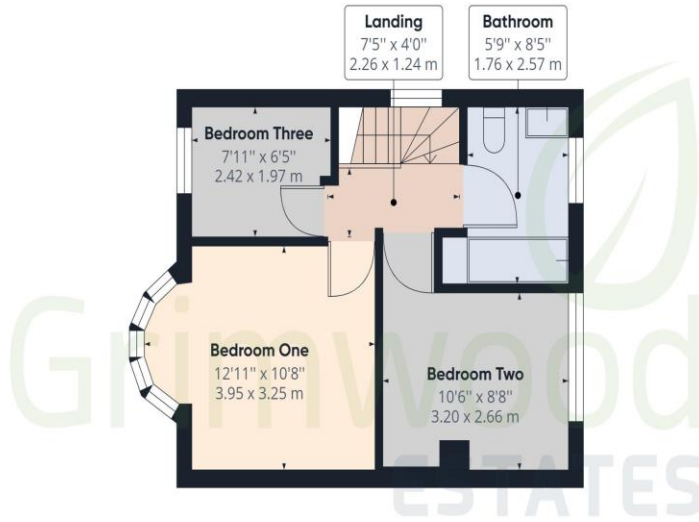
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

892.86 ft²
82.95 m²

Reduced headroom

1.40 ft²
0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Our offices are located at:-

26 Milton Street, Saltburn-By-The-Sea, Cleveland, TS12 1DG

25 High Street, Loftus, Saltburn-By-The-Sea, TS13 4HA

Contact us by:-

Telephone: 01287 644 000 (option 1 for Sales or option for 2 Lettings)

Email: enquiries@grimwoodestates.co.uk

Website: www.grimwoodestates.co.uk & chat to a live agent

Facebook: Search for Grimwood Estates

Energy performance certificate (EPC)

82 Coronation Road
Loftus
SALTBURN-BY-THE-SEA
TS13 4PS

Energy rating

D

Valid until: **11 April 2032**

Certificate number: **0300-2682-8140-2392-0565**

Property type

Semi-detached house

Total floor area

87 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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