



**45 Gladstone Street, Carlin How, Saltburn-By-The-Sea, Cleveland, TS13 4DX**

Benefiting from two reception rooms and a utility room.

Offering well proportioned living at a realistic price.



**Three bedrooms**

**Utility room**

**Ideal first time buy / investment opportunity**

**Village location**

**Easy access to Loftus & Brotton**

**Ground floor WC**

**£40,000**

# 45 Gladstone Street

## Saltburn-By-The-Sea, TS13 4DX

£40,000

### Entrance hall

Stairs rising to the first floor.

### Reception room one 12' 9" x 10' 11" (3.89m x 3.315m)

Double glazed window to the front aspect. Fireplace with stone hearth. Wood flooring.

### Reception room two 12' 10" x 11' 11" (3.914m x 3.640m)

Double glazed window to the rear aspect. Tiled fireplace.

### Kitchen 7' 1" x 10' 0" (2.168m x 3.037m)

Double glazed window to the side aspect. Fully fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Electric cooker point.

### Utility room 7' 1" x 7' 2" (2.163m x 2.180m)

Double glazed window to the side aspect. Walk in storage cupboard. Door to the rear yard.

### Cloaks/WC

Low level WC and a wash hand basin.

### First floor landing

### Bedroom one 10' 10" x 10' 3" (3.310m x 3.119m)

Double glazed window to the front aspect. Night storage heater.

### Bedroom two 11' 11" x 10' 10" (3.631m x 3.312m)

Double glazed window to the rear aspect. Night storage heater.

### Bedroom three 6' 1" x 13' 8" (1.848m x 4.173m)

Double glazed window to the front aspect. Electric wall heater.

### Bathroom / WC 7' 2" x 8' 1" (2.190m x 2.453m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.

### Outside

There is an enclosed yard to the rear of the property.

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 2 Lettings)

Email: [enquiries@grimwoodestates.co.uk](mailto:enquiries@grimwoodestates.co.uk)

Website: [www.grimwoodestates.co.uk](http://www.grimwoodestates.co.uk) & chat to a live agent

#### 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.

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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.

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



45, Gladstone Street, Carlin How, SALTBURN-BY-THE-SEA, TS13 4DX

<b>Dwelling type:</b>	Mid-terrace house	<b>Reference number:</b>	8881-6822-4820-8308-8902
<b>Date of assessment:</b>	08 February 2019	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	13 February 2019	<b>Total floor area:</b>	93 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

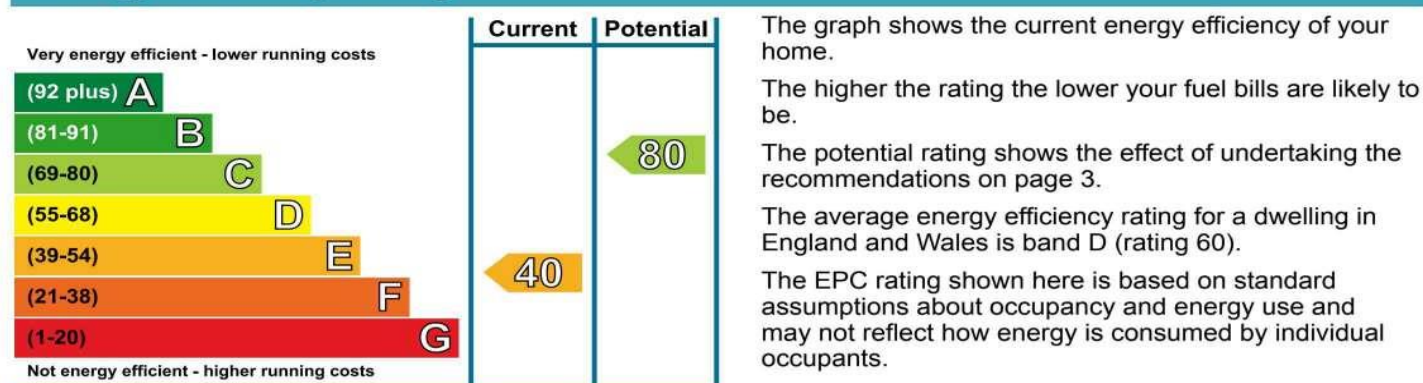
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,096</b>
<b>Over 3 years you could save</b>	<b>£ 2,967</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 438 over 3 years	£ 219 over 3 years	
<b>Heating</b>	£ 3,315 over 3 years	£ 2,571 over 3 years	
<b>Hot Water</b>	£ 2,343 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 6,096</b>	<b>£ 3,129</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.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 354
2 Insulate hot water cylinder with 80 mm jacket	£ 15 - £30	£ 981
3 Low energy lighting for all fixed outlets	£35	£ 156

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.