



**5 Liverton Road, Loftus, Saltburn-By-The-Sea,
Cleveland, TS13 4PY**

Having undergone a full refurbishment recently (2016), we would expect this charming property to be of particular interest a first time buyer.



Full refurbishment in 2016

Front Garden And Rear Yard

Gas Central Heating and Double glazing

Two bedroom cottage

Energy Efficiency Rating 'D'

Very well presented

£50,000

5 Liverton Road

Saltburn-By-The-Sea, TS13 4PY

£50,000

Entrance hall

Stairs rising to the first floor. Door leading to the lounge.

Lounge 11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window to the front aspect. Radiator. Feature fire place. Door leading to the kitchen / diner.

Kitchen / diner 14' 5" x 8' 0" (4.39m x 2.44m)

Double glazed window to the rear 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 with an extractor hood over. Tiled effect flooring. Under stairs storage cupboard. Door providing access to the inner hall.

Inner hall

Doors providing access to the bathroom / WC and the external.

Bathroom / WC 6' 4" x 5' 4" (1.93m x 1.62m)

Double glazed window to the side aspect. Fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a shower over. PVC clad walls and ceiling. Radiator. Wood effect linoleum flooring.

First floor landing

Double glazed window to the rear aspect. Radiator.

Bedroom one 11' 8" x 11' 5" (3.55m x 3.48m)

Double glazed window to the front aspect. Radiator. Spacious built in wardrobe.

Bedroom two 8' 7" x 8' 4" (2.61m x 2.54m)

Double glazed window to the rear aspect. Radiator.

Externally

There is an enclosed courtyard to the front of the property and a small yard 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

Liverton Road, Loftus, SALTBURN-BY-THE-SEA, TS13 4PY

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

Date of assessment: 10 August 2015 **Date of certificate:** 10 August 2015 **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:

£ 2,289

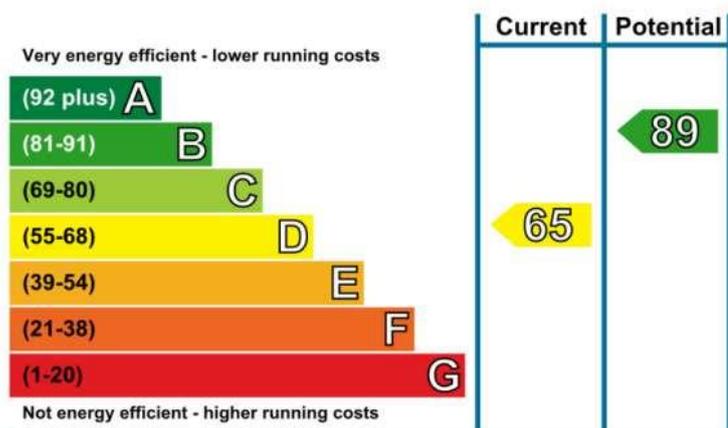
Over 3 years you could save

£ 798

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 126 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 288 over 3 years	£ 189 over 3 years	
Totals	£ 2,289	£ 1,491	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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).

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 150	