



20 Hartington Street, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4SB

A realistically priced terraced property in need of some cosmetic improvements, offering an ideal first time buyer or investment opportunity.



Three bedrooms

Double glazing

Kitchen & dining area

Gas central heating

Ground floor bathroom/WC

In need of cosmetic improvement

£39,500

20 Hartington Street

Saltburn-By-The-Sea, TS13 4SB

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Entrance hall

Stairs rising to the first floor. Radiator.

Lounge 12' 3" x 13' 3" (3.74m x 4.03m)

Double glazed window to the front aspect. Radiator.

Dining area 9' 5" x 5' 5" (2.86m x 1.64m)

Double glazed window to the rear aspect. Under stair storage cupboard. Open plan to the kitchen area.

Kitchen 11' 4" x 8' 8" (3.46m x 2.64m)

Double glazed window to the rear aspect. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer sink unit with a mixer tap and splash backs. Plumbing for an automatic washing machine. Built in electric oven and hob.

Inner hall

Door to the rear yard. Built in storage cupboard.

Bathroom/WC 7' 1" x 5' 10" (2.15m x 1.78m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash had basin and a panelled bath with a shower over.

First floor landing

Bedroom one 9' 0" x 9' 3" (2.75m x 2.82m)

Double glazed window to the rear aspect. Radiator. Built in storage cupboard.

Bedroom two 8' 5" x 12' 4" (2.56m x 3.75m)

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

Bedroom three 11' 6" x 8' 8" (3.50m x 2.63m)

Double glazed window to the rear aspect. Radiator. Wall mounted combination boiler.

Externally

There is an enclosed 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.

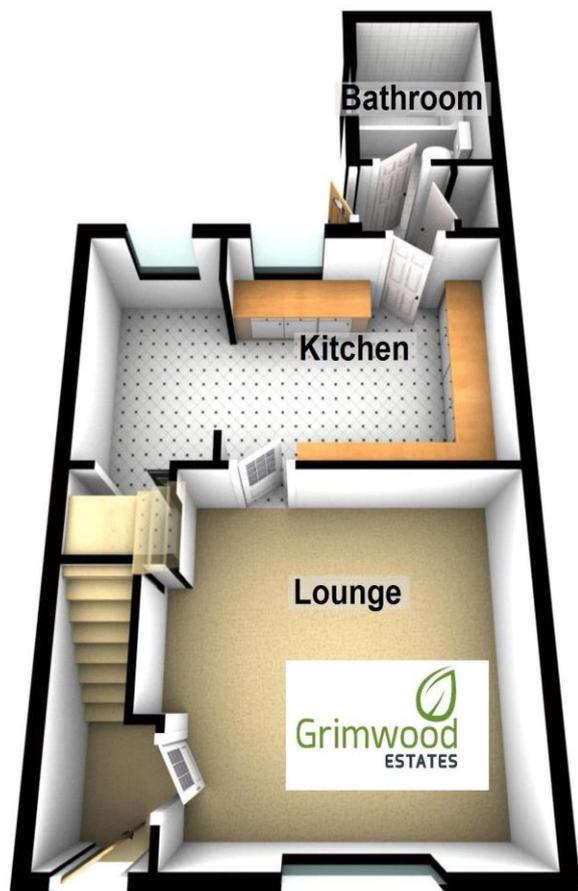
All measurements & floorplans are approximations and should only be used as a general guide.

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.

Ground Floor



First Floor



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

20, Hartington Street, Loftus, SALTBURN-BY-THE-SEA, TS13 4SB

Dwelling type:	Mid-terrace house	Reference number:	0358-0057-7256-2744-0974
Date of assessment:	05 June 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 June 2014	Total floor area:	78 m ²

Use this document to:

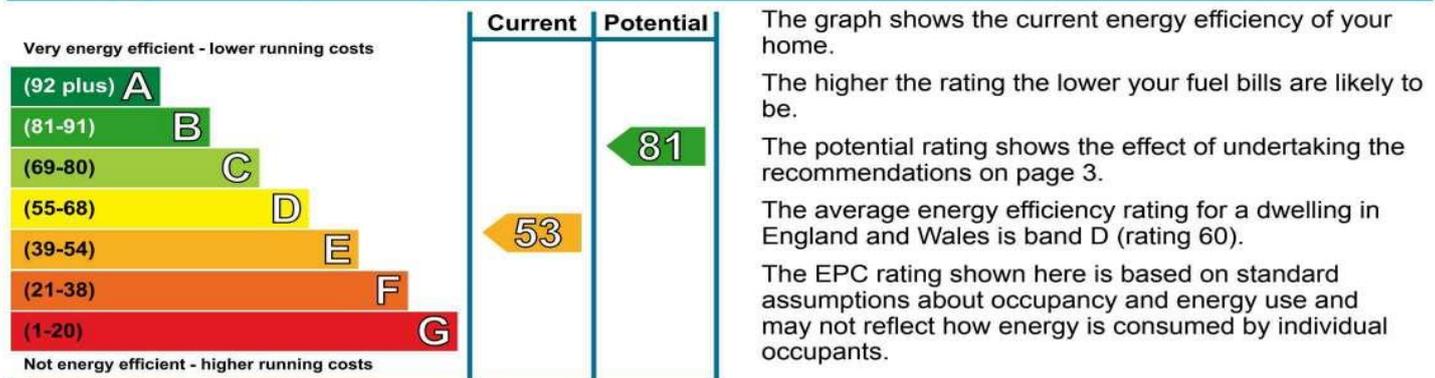
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,312
Over 3 years you could save	£ 1,263

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,745 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 387 over 3 years	£ 210 over 3 years	
Totals	£ 3,312	£ 2,049	

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 Internal or external wall insulation	£4,000 - £14,000	£ 426
2 Floor Insulation	£800 - £1,200	£ 129
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 99

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 or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.