

- A substantial 3 bed property
- Very generous front, side & rear gardens
- In need of refurbishment



5 Seaton Crescent, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5AY

Guide Price £165,000

Property Group
ASTIN'S



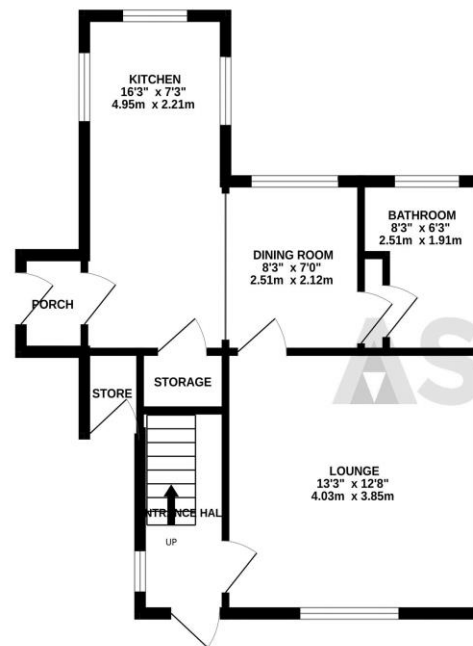
This substantial property would make an ideal family home or holiday home or buy to let by the Sea. Ideally located for any discerning purchaser you are close to the beach, the schools and other amenities.

The property has benefitted from being extended over the years and offered generous proportions throughout. The ground floor comprises of large lounge through to a spacious kitchen/diner with porch to the side with side entrance and further pantry cupboard with another external entrance. The bathroom is also to this floor. To the first floor there are three bedrooms (2 doubles and a single) and additional cloakroom.

To the front and side of the property is a mature & low maintenance garden and to the rear there is an extremely spacious garden to be enjoyed.

There would be enough room to the front to drop the curb and put in parking (stpp) otherwise there is on street parking directly in front of the property. This property needs some renovation throughout but would make an excellent family home in an ideal location.

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



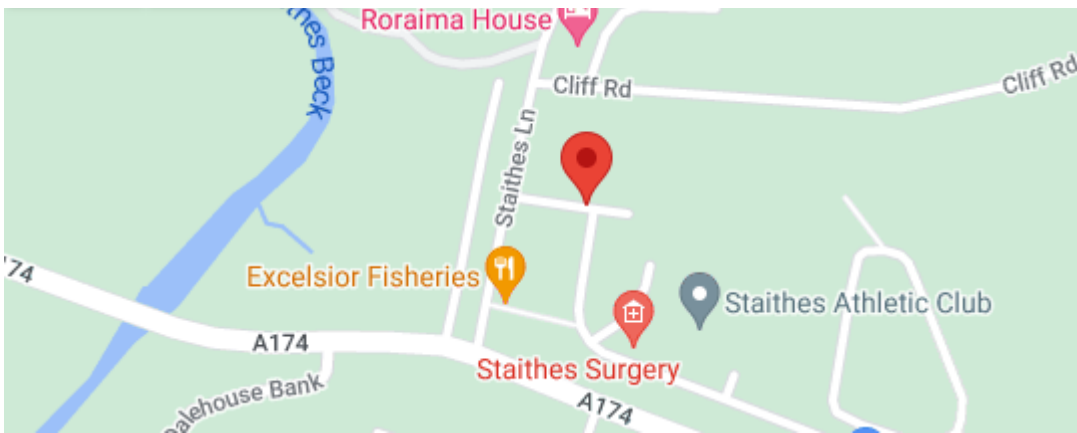
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 9976

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Performance Certificate

17 Any Street,
 Any Town,
 County,
 YY3 6QC

Dwelling type: Detached house
 Date of assessment: 02 February 2007
 Date of certificate: [dd mmmm yyyy]
 Reference number: 0000 0000 0000 0000 0000
 Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - Outstanding rate	A		
Energy efficient	B		
Decent	C		73
Needs improvement	D		
Needs significant improvement	E		
Very poor	F	37	
Very poor - Higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - Near 0% emissions	A		
Environmentally friendly	B		
Decent	C		
Needs improvement	D		69
Needs significant improvement	E		
Very poor	F		
Very poor - High carbon dioxide emissions	G	31	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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