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The Estate Agent

Sales & Lettings

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Beech Grove, Brotton,
Saltburn-By-The-Sea, Cleveland

£105,000

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Beech Grove, Brotton, Saltburn-By-The-Sea, Cleveland

£105,000

NO CHAIN This three bedroom semi detached house is in need of some cosmetic attention and is located in a cul de sac within the village of Brotton. The property has off road parking, garage, rear garden, bathroom with shower and lounge/diner with french doors to the rear garden.

GROUND FLOOR

ENTRANCE PORCH

Entrance door opens into entrance porch, laminate flooring, double glazed windows and door to entrance hall.

ENTRANCE HALL

Stairs rise to the first floor landing, radiator and parquet flooring.

LOUNGE/DINING ROOM

6.96m x 3.47m (22'10" x 11'5")

Double glazed window, double glazed french doors to the rear garden, two radiators, coving to ceiling, laminate flooring and feature fire surround.

KITCHEN

3.27m x 2.51m (10'9" x 8'3")

Fitted with a range of wall and base units with roll edged working surfaces above, plumbing for dishwasher and washing machine, corner sink with mixer tap over, tiled splashbacks, gas hob with extractor hood over, tiled floor, coving to ceiling and double glazed window.

FIRST FLOOR

LANDING

Stairs lead to the first floor landing with double glazed window and access to loft space.

BEDROOM

3.11m x 3.08m (10'2" x 10'1")

Double glazed window and radiator.

BEDROOM

2.97m x 3.40m (9'9" x 11'2")

Double glazed window and radiator.

BEDROOM

2.88m x 2.18m (9'6" x 7'2")

Double glazed window, radiator and cupboard over stairwell.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, frosted double glazed window and radiator.

DRIVE

Providing off road parking and leading to the garage.

GARAGE

With up and over door and courtesy door to the rear garden.

REAR GARDEN

With lawn and paved patio area.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

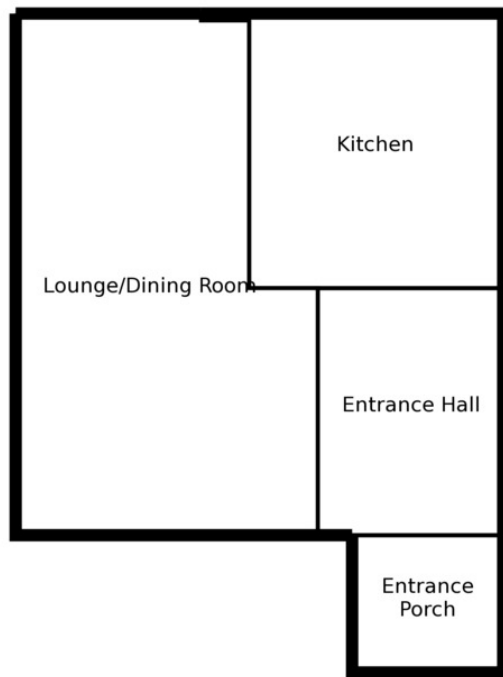
All Measurements

All Measurements are Approximate

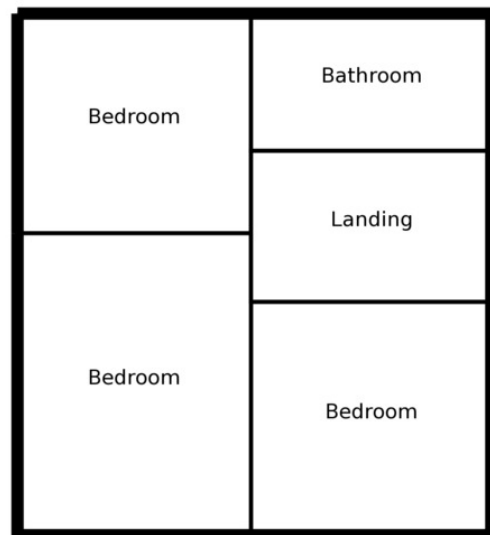
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Ground Floor



First Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

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LOCAL EXPERTISE, NATIONAL COVERAGE

We have a large network of branches across the UK to support the sale and exposure of your property.



Energy Performance Certificate



Dwelling type: Semi-detached house
Date of assessment: 06 December 2012
Date of certificate: 06 December 2012

Reference number: 8893-8660-6329-0107-7223
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

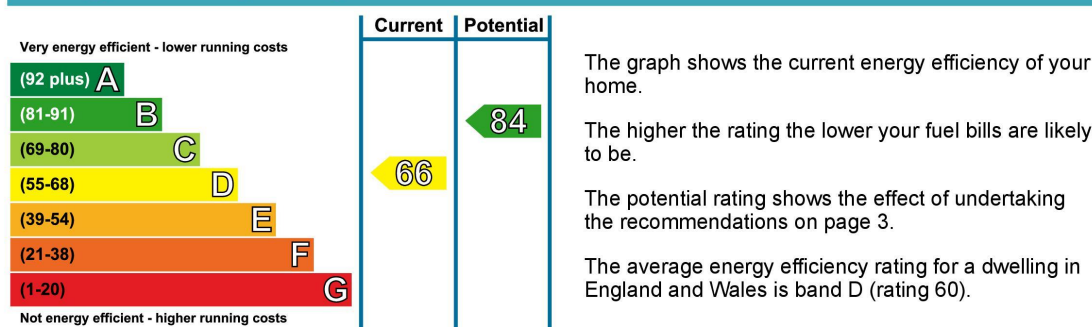
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,100
Over 3 years you could save	£459

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£195 over 3 years	£123 over 3 years	
Heating	£1,620 over 3 years	£1,341 over 3 years	
Hot Water	£285 over 3 years	£177 over 3 years	
Totals	£2,100	£1,641	

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.

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	Available with Green Deal
1 Floor insulation	£800 - £1,200	£144	✓
2 Low energy lighting for all fixed outlets	£25	£57	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£60	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.