

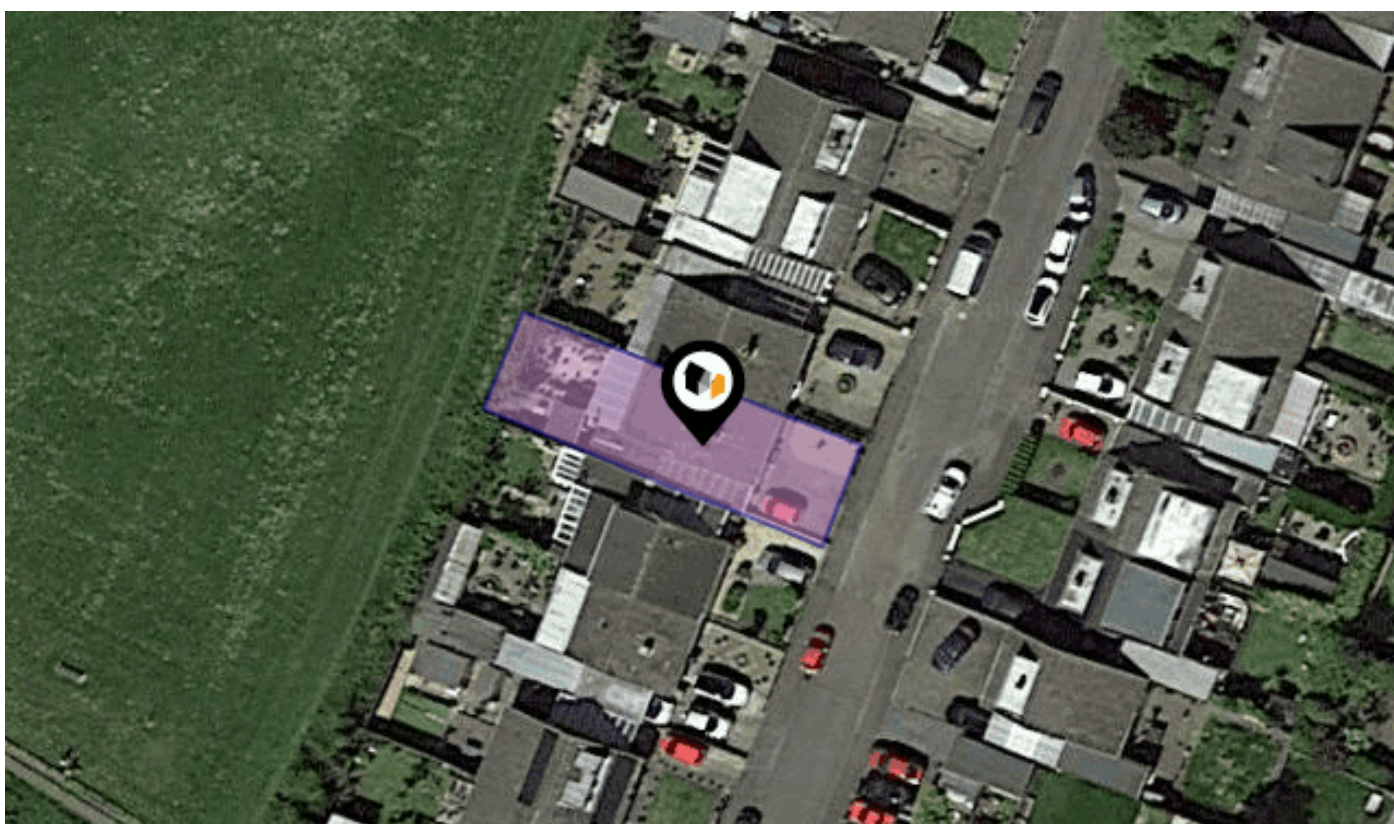


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th June 2023



SANDRINGHAM ROAD, LINGDALE, SALTBURN-BY-THE-SEA, TS12

Martin & Co Guisborough

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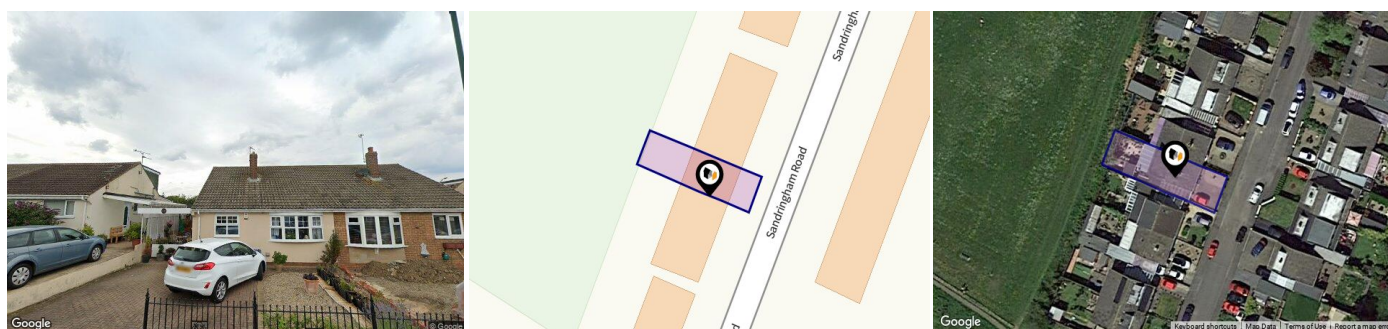


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£113
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,878		
Title Number:	CE128384		
UPRN:	100110086366		

Local Area

Local Authority:	Redcar And Cleveland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

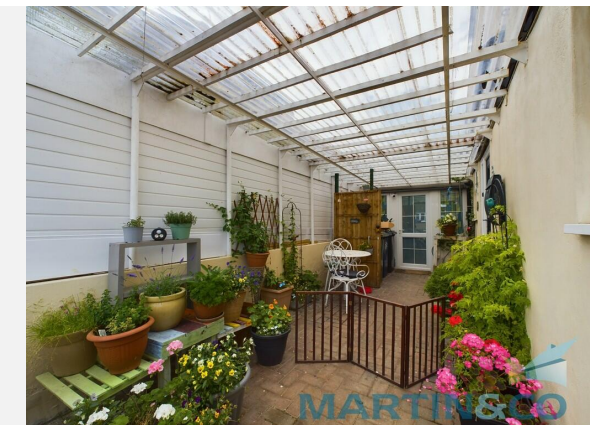
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

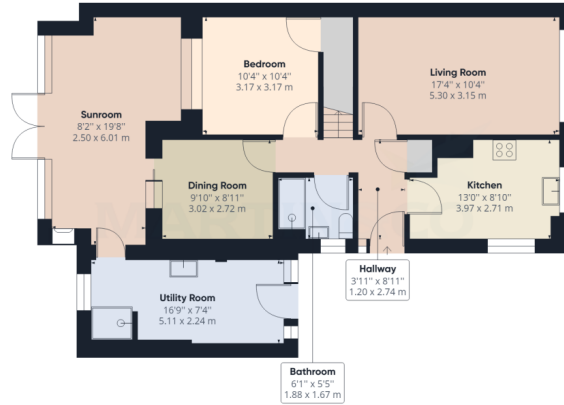








SANDRINGHAM ROAD, LINGDALE, SALTBURN-BY-THE-SEA, TS12



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1243.09 ft²
115.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Sandringham Road, Lingdale, TS12

Energy rating

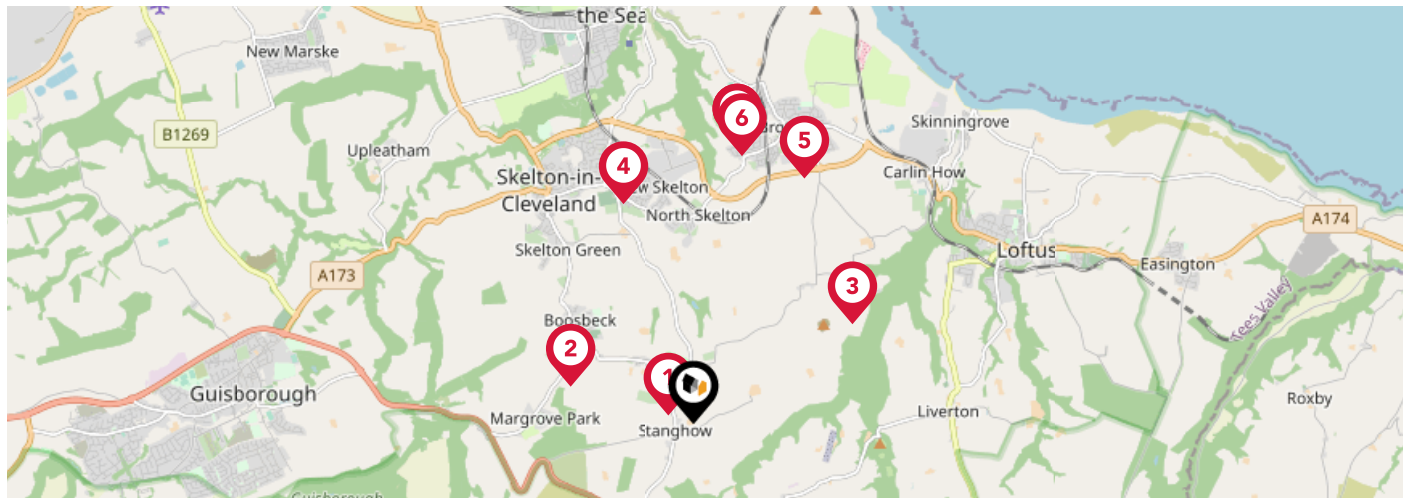
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Valid until 14.05.2027

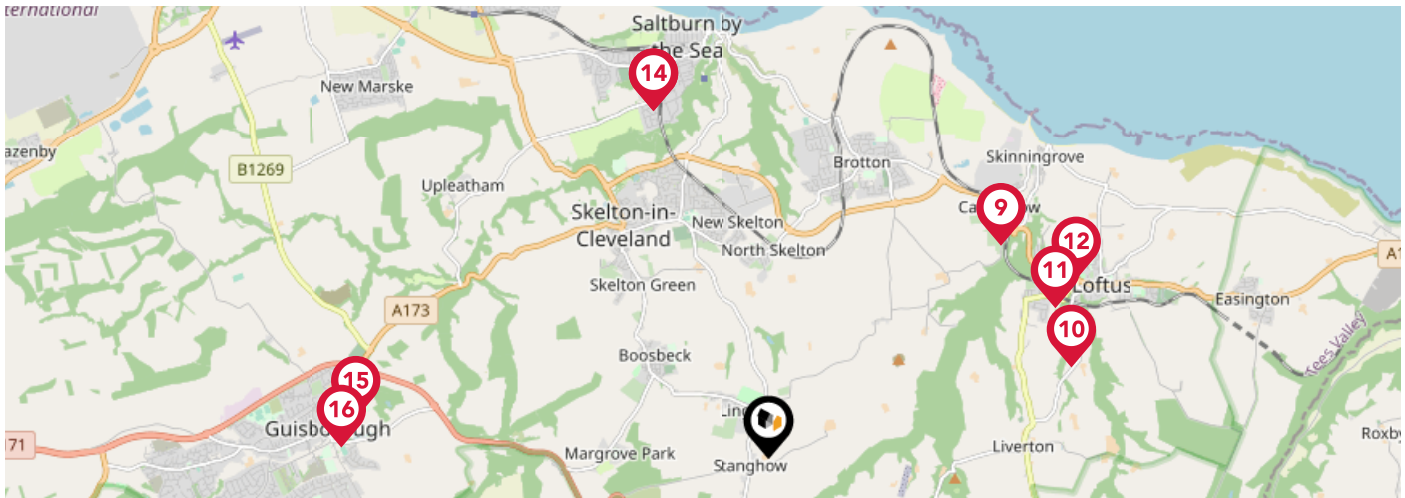
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

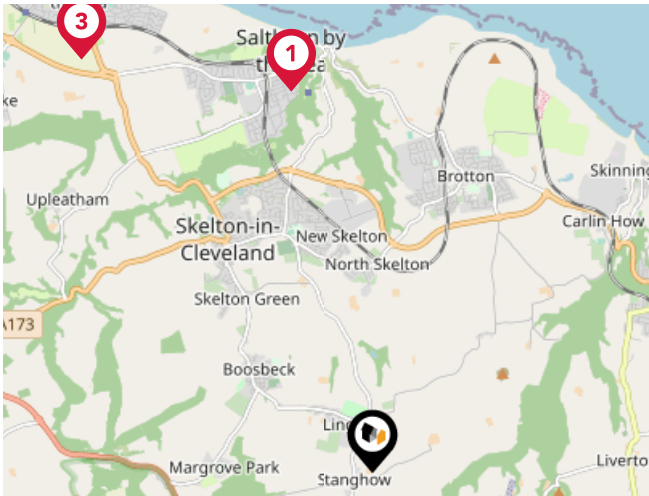
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²



		Nursery	Primary	Secondary	College	Private
Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Old Farm School Ofsted Rating: Good Pupils: 22 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Skelton Primary School Ofsted Rating: Good Pupils: 559 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Badger Hill Academy Ofsted Rating: Good Pupils: 203 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freebrough Academy Ofsted Rating: Inadequate Pupils: 825 Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 346 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kilton Thorpe Specialist Academy Ofsted Rating: Outstanding Pupils: 163 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

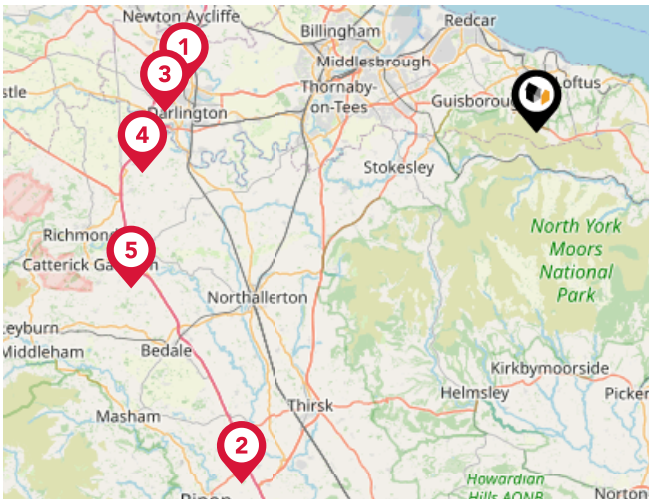


		Nursery	Primary	Secondary	College	Private
	Whitecliffe Academy Ofsted Rating: Good Pupils: 120 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 181 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Handale Primary School Ofsted Rating: Good Pupils: 228 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hummersea Primary School Ofsted Rating: Outstanding Pupils: 312 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saltburn Primary School Ofsted Rating: Good Pupils:0 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Huntcliff School Ofsted Rating: Inadequate Pupils:0 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laurence Jackson School Ofsted Rating: Inadequate Pupils:0 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
	Saltburn Rail Station	3.35 miles
	Comondale Rail Station	3.87 miles
	Marske Rail Station	4.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J59	24.47 miles
	A1(M) J50	31.66 miles
	A1(M) J58	25.63 miles
	A1(M) J57	27.19 miles
	A1(M) J52	29.97 miles

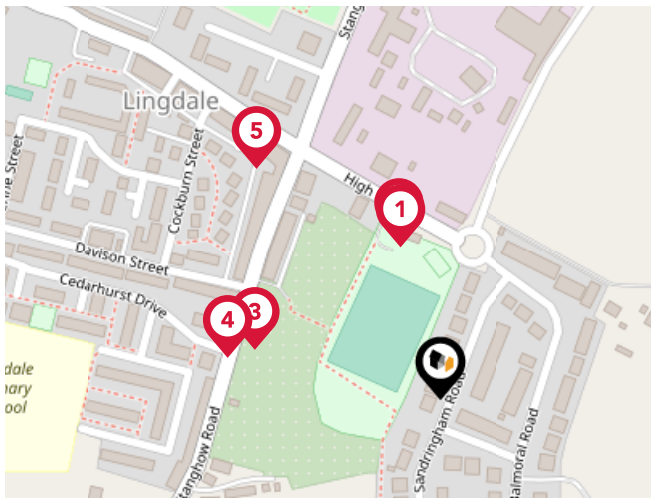


Airports/Helipads

Pin	Name	Distance
	Durham Tees Valley Airport	19.21 miles
	Newcastle International Airport	45.87 miles
	Leeds Bradford International Airport	54.23 miles
	Humberside Airport	70.39 miles

Area

Transport (Local)



Bus Stops/Stations

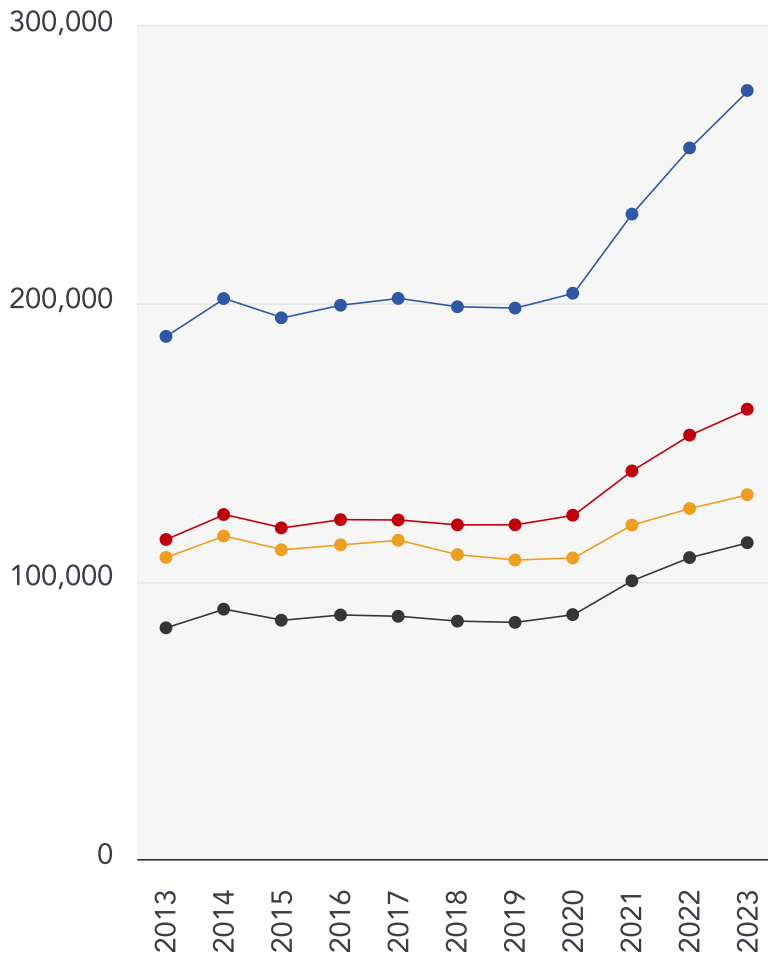
Pin	Name	Distance
1	Whitwell Place	0.08 miles
2	Whitwell Place	0.09 miles
3	Cedarhurst Drive	0.1 miles
4	Cedarhurst Drive	0.12 miles
5	Meadow Dale Court	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	11.37 miles

10 Year History of Average House Prices by Property Type in TS12



Detached

+47.05%

Semi-Detached

+40.79%

Flat

+20.78%

Terraced

+36.83%



Martin & Co Guisborough

The team at Martin & Co Guisborough has a reputation for providing a reliable and professional service across both residential lettings and property sales. Please do get in touch with a member of our dedicated team who would be delighted to help.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Martin & Co Guisborough

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