

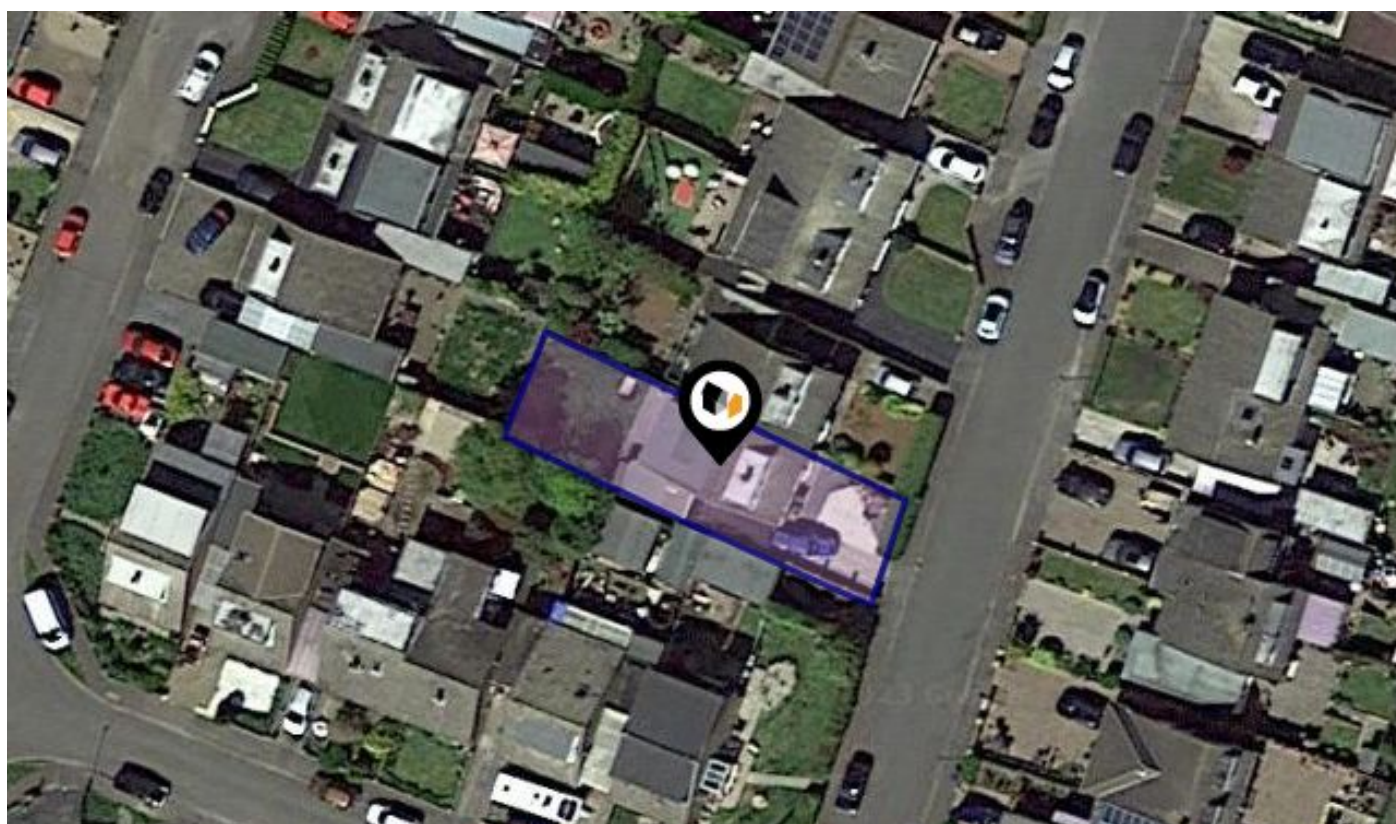


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st August 2023



BALMORAL ROAD, SALTBURN-BY-THE-SEA, TS12

Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/



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:	£140
Bedrooms:	4	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,878		
Title Number:	CE108914		
UPRN:	100110078643		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







BALMORAL ROAD, SALTBURN-BY-THE-SEA, TS12



Balmoral Road, Lingdale, TS12

Energy rating

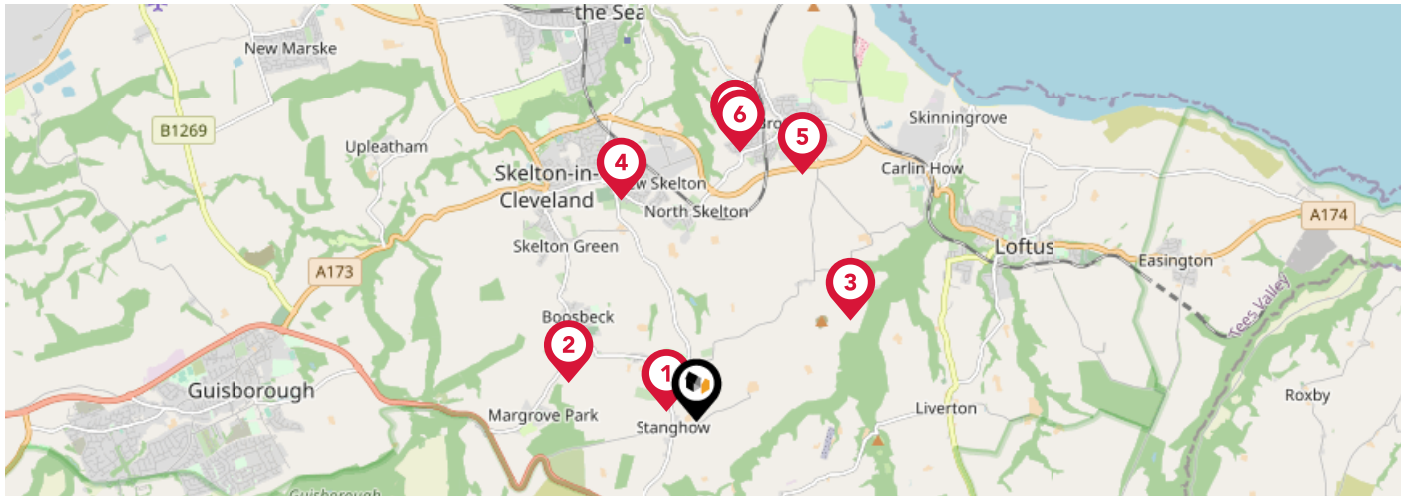
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Valid until 04.11.2023

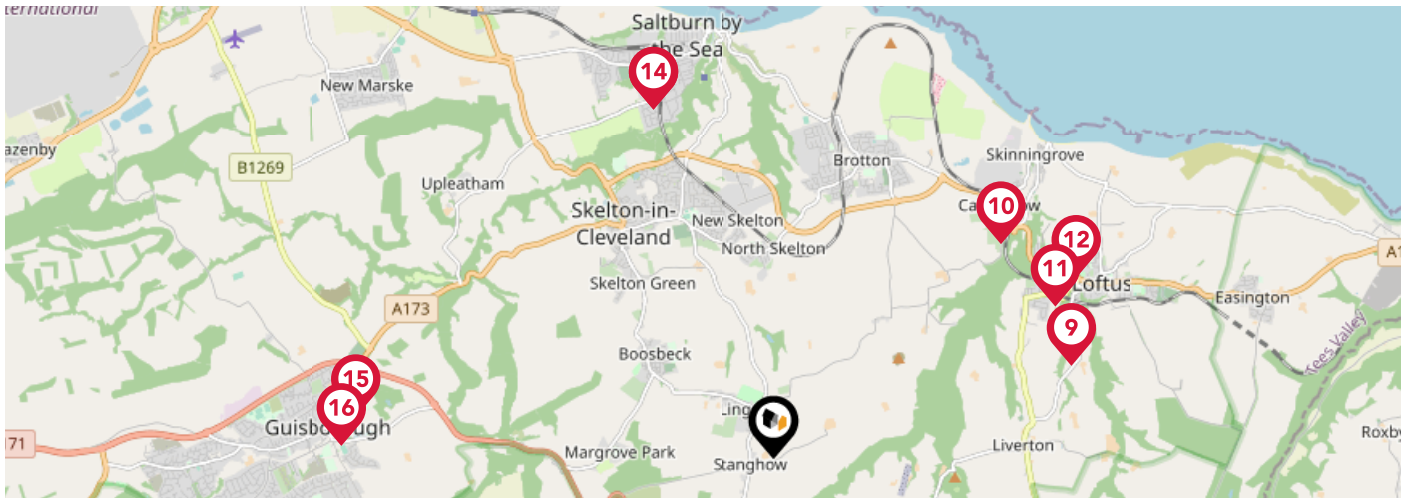
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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, no insulation (assumed)
Roof Energy:	Very Poor
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²



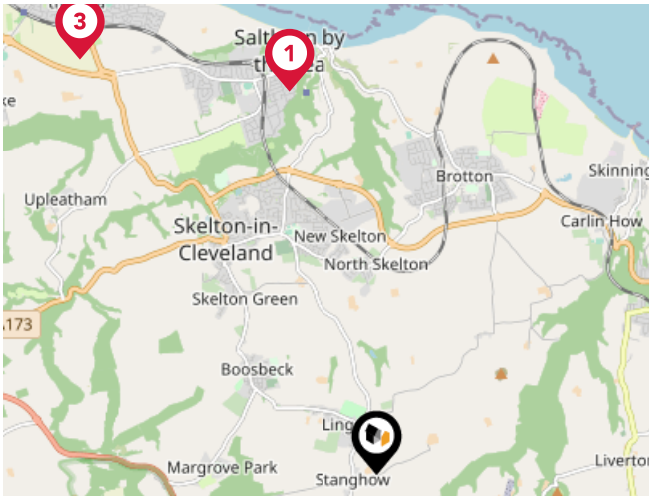
		Nursery	Primary	Secondary	College	Private
Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:1.14	<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:1.59	<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:2.01	<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:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freebrough Academy Ofsted Rating: Inadequate Pupils: 825 Distance:2.34	<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:2.43	<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:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



		Nursery	Primary	Secondary	College	Private
	Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 181 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitecliffe Academy Ofsted Rating: Good Pupils: 120 Distance:2.7	<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:2.76	<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:3.05	<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:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Huntcliff School Ofsted Rating: Inadequate Pupils:0 Distance:3.18	<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:3.61	<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:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

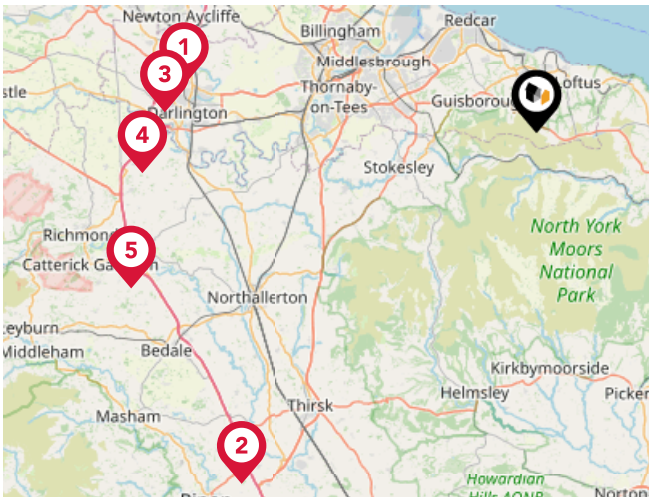
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltburn Rail Station	3.38 miles
2	Comondale Rail Station	3.85 miles
3	Marske Rail Station	4.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J59	24.51 miles
2	A1(M) J50	31.66 miles
3	A1(M) J58	25.66 miles
4	A1(M) J57	27.23 miles
5	A1(M) J52	30 miles

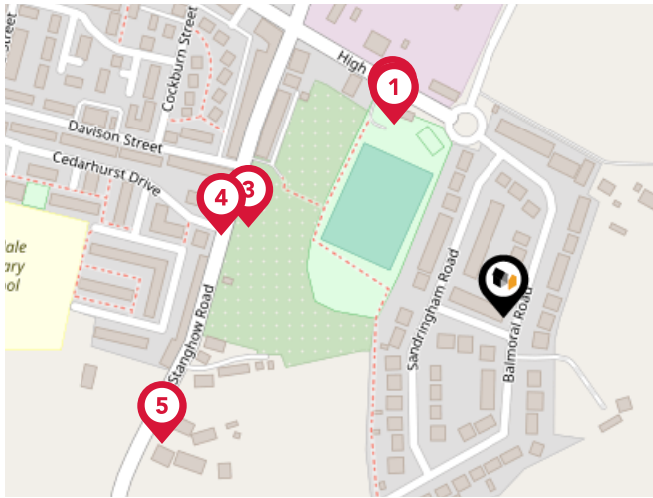


Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	19.25 miles
2	Newcastle International Airport	45.91 miles
3	Leeds Bradford International Airport	54.23 miles
4	Humberside Airport	70.35 miles

Area

Transport (Local)



Bus Stops/Stations

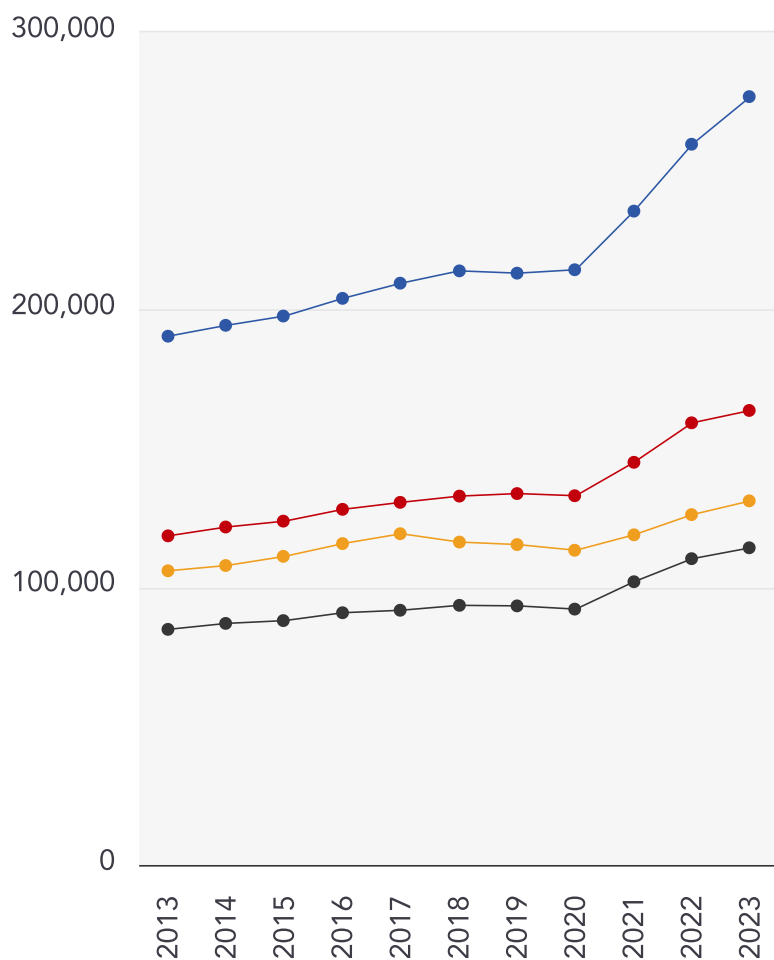
Pin	Name	Distance
1	Whitwell Place	0.12 miles
2	Whitwell Place	0.12 miles
3	Cedarhurst Drive	0.15 miles
4	Cedarhurst Drive	0.16 miles
5	Lingdale FLX	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	11.42 miles

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



Detached

+45.31%

Semi-Detached

+38.1%

Flat

+23.77%

Terraced

+34.63%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

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 whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

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



/martinco_uk



/company/martin-&-co

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Guisborough or the seller.

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.

Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

Martin & Co Guisborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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