



## 5 High Row

Loftus, TS13 4SA

**Offers Around £74,995**



Centrally Located, Close to All Local Amenities and within Walking Distance to Skinningrove. A Three Bedroom Mid-Terraced Residence with Through Lounge and Upstairs Bathroom finished to a high standard.



Close to all local amenities and transport links, a well presented 3 bedroom mid-terraced residence. Benefiting from Double glazing throughout, gas central heating, white fitted kitchen, and upstairs bathroom. A perfect first time buy or investment opportunity.

Tenure Details: Freehold

Council Tax Band: Band A

EPC Rating: Awaiting Certificate

#### **Entrance 4'7" x 3'10" (1.41m x 1.19m)**

uPVC front door, electric meter, fuse board, carpet to floor.

#### **Through Lounge 21'10" x 13'6" (6.67m x 4.12m)**

uPVC windows to the front and rear, plaster coving, fire surround (chimney lined for log burner) under stairs cupboard, 2 x radiators. telephone, Sky and Virgin points, heating controls, carpet.

#### **Kitchen 16'0" x 7'6" reducing to 4'8" (4.9m x 2.3m reducing to 1.43m)**

uPVC window and door, range of white base units, drawers and wall cupboards, composite sink and a half with drainer and mixer tap. space for 900mm range cooker, plumbing for washing machine, combi boiler, tiled walls and floor, radiator.

#### **Landing**

uPVC window, carpet

#### **Bedroom One 12'5" x 8'3" (3.81m x 2.53m)**

uPVC window, storage cupboard, telephone point carpet, radiator

#### **Bedroom Two 9'6" x 9'2" (2.91m x 2.81m)**

uPVC window, fitted wardrobes, tv and telephone points, loft hatch, carpet, radiator.

#### **Bedroom Three 8'9" x 5'8" (2.68m x 1.73m)**

uPVC window, tv point, carpet, radiator.

#### **Bathroom 5'10" x 5'4" (1.78m x 1.64m)**

uPVC window, white panel bath with shower over, low level w.c, wash hand basin, extractor fan, radiator.

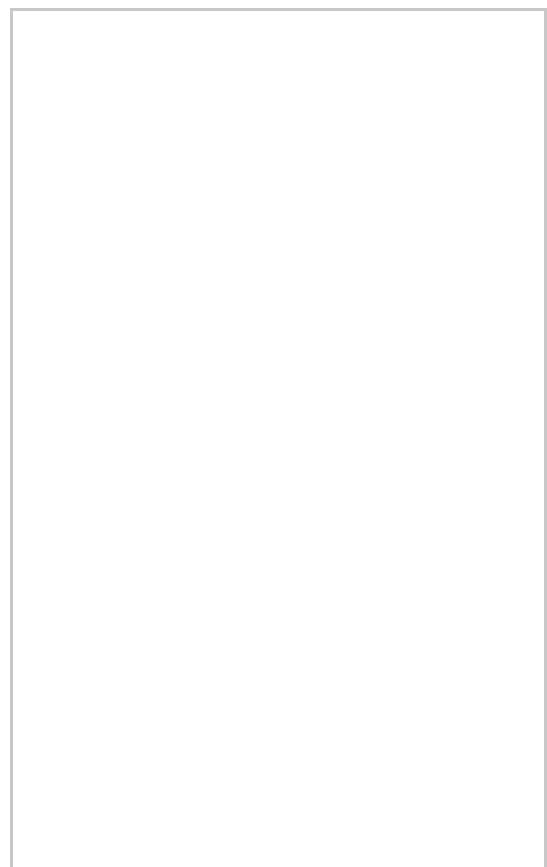
#### **Externally**

Enclosed rear yard, outbuilding with power supply, tap

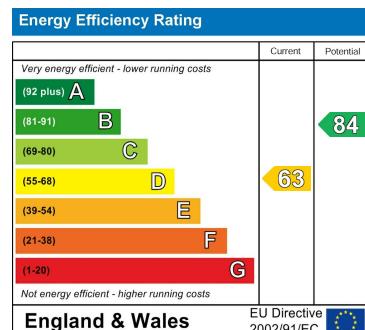
#### **Area Map**



#### **Floor Plans**



#### **Energy Efficiency Graph**



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