



**37 High Row, Loftus, Saltburn-By-The-Sea,
Cleveland, TS13 4SA**

Offering two spacious bedrooms, gas central heating and double glazing. Viewing of this ideal first time buy is a must.



Two spacious bedrooms

Double glazing

Enclosed rear yard

Gas central heating

Energy Efficiency Rating 'E'

Kitchen

£47,000

37 High Row

Saltburn-By-The-Sea, TS13 4SA

£47,000

Entrance hallway

Door leading to the Lounge. Stairs rising to the first floor.

Lounge 11' 6" x 10' 4" (3.50m x 3.15m)

Double glazed bay window to the front aspect. Radiator. TV & telephone point. 'Adam' style fire surround housing a gas fire with a marble back and hearth. Open plan arch giving access to the Dining area.

Dining area 12' 0" x 11' 8" (3.65m x 3.55m)

Double glazed window to the rear aspect. Radiator.

Kitchen 12' 2" x 7' 3" (3.71m x 2.21m)

Double glazed window to the side aspect. Fitted with a range of wall and base units incorporating roll top surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Gas cooker point. Under stair storage cupboard.

Ground floor Bathroom / WC 10' 1" x 7' 11" (3.07m x 2.41m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a paneled bath.

First floor landing

Double glazed window to the rear aspect.

Bedroom one 11' 7" x 10' 3" (3.53m x 3.12m)

Two double glazed windows to the front aspect. Radiator. Original fireplace.

Bedroom two 11' 10" x 9' 3" (3.60m x 2.82m)

Double glazed window to the rear aspect. Radiator. Original fireplace.

Externally

There is an enclosed yard to the rear of the property.

MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

Energy Performance Certificate

High Row, Loftus, SALTBURN-BY-THE-SEA, TS13 4SA

Dwelling type: Mid-terrace house

Reference number:

Date of assessment: 08 August 2017 Type of assessment: RdSAP, existing dwelling Date of certificate: 17 August 2017 Total floor area: 80 m² Use this document to:

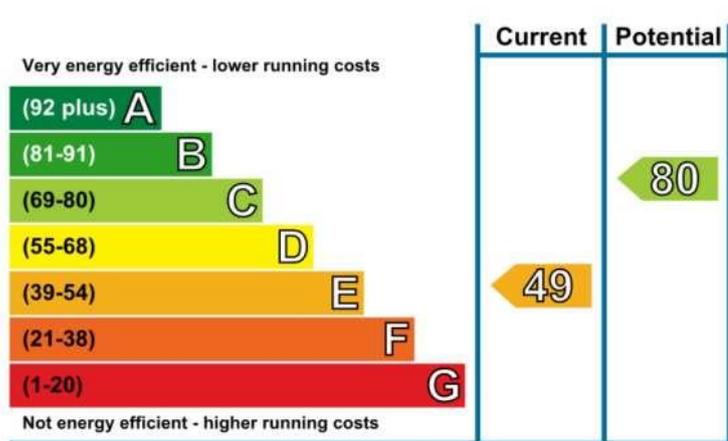
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,044

Over 3 years you could save £ 1,620

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 165 over 3 years	
Heating	£ 3,408 over 3 years	£ 2,106 over 3 years	
Hot Water	£ 369 over 3 years	£ 153 over 3 years	
Totals	£ 4,044	£ 2,424	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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
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