



## 75 Gordon Street

Manor Road, Scarborough, YO12 7RU

**Guide Price £165,000**



\*\*\*\*SOLD WITH NO ONWARD CHAIN\*\*\*\*

We are pleased to welcome to the market this 3 bedroom end Terrace in the heart of the popular Manor Road area, close to local schools, amenities and easy access to the town centre and both Bays. When briefly described the property comprises lounge with bay fronted window and open access to the dining room, modern dining kitchen and upstairs are 3 bedrooms and a bathroom .

Early viewing advised.



## FRONT DOOR

Leading to

## VESTIBULE

## ENTRANCE HALL

With radiator

## LOUNGE

With fireplace, uPVC double glazed Bay Window, TV point, radiator cornice ceiling

## DINING ROOM

With radiator, fitted cupboard with shelves, uPVC window overlooking rear, understairs cupboard

## BREAKFAST KITCHEN

With range of wall and base units, tiled floor, inset stainless steel sink with mixer taps, tiled splash backs, integrated fridge freezer, inset gas hob with extractor hood, electric oven, plumbing for washing machine, dining area, uPVC window and door to rear, inset ceiling spots

## STAIRS

To first floor landing with sky light

## BEDROOM ONE

With uPVC double glazed window overlooking the front, two radiators, TV point

## BEDROOM TWO

With uPVC double glazed window overlooking the rear, radiator, fitted cupboard, TV point

## BEDROOM THREE

With TV and Telephone point fitted wardrobe and uPVC window overlooking the rear

## BATHROOM

With white three piece suite, panel bath, laminate floor, Mira shower over bath, two uPVC double glazed windows and radiator

## OUTSIDE

Forecourt front and enclosed rear yard with brick outhouse ideal for storage.

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band: B**

**Tenure: Freehold**

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