



## 37 Phoenix Drive

Seamer Road, Scarborough, YO12 4AZ

Guide Price £140,000



We are delighted to bring to the market 37 Phoenix Drive. An end terrace, the property has 2 double bedrooms, a family bathroom, utility room, kitchen and lounge/diner looking out over the views towards Olivers Mount.

In our opinion, not only is the interior of the property pristine, the large garage is an added bonus with plenty of space for a vehicle with storage and workshop potential. The driveway is partly covered making it convenient for bins and further storage.

Situated near the A64 and with excellent links to the town and South Bay, we think this property offers the perfect blend of peaceful suburban living with easy access to amenities and attractions - whether you're commuting to work or heading out for a day by the sea, or picking up your shopping in town .

Call our friendly sales team to arrange your viewing at your earliest convenience.





## Stairs to Entrance

Stairs at the side of the property leading to the entrance.  
UPVC door with storm porch over.

## Hallway

### Lounge/Diner 12'10" x 15'8" (3.93 x 4.79)

Front facing room with UPVC doors to Juliette Balcony and side aspect UPVC window. Overhead light, radiator and tv point.

### Kitchen 5'11" x 10'5" (1.82 x 3.2)

Range of wall and base units, with contrasting worktop and mosaic splashback and stainless steel sink. Integrated electric oven, gas hob and extractor fan over. Space for fridge. Overhead light, radiator and UPVC window overlooking the rear garden.

### Utility Room 3'0" x 5'7" (0.92 x 1.72)

Plumbing for automatic washing machine.

### Bedroom 1 12'11" x 9'10" (3.95 x 3)

UPVC window overlooking the rear garden, overhead light and radiator

### Bedroom 2 12'11" x 9'4" (3.95 x 2.87)

Front facing UPVC window, overhead light and radiator.

### Bathroom 6'3" x 5'5" (1.92 x 1.66)

Modern 3 piece bathroom suite with bar mixer shower over the bath and glass shower screen.

## Outside

With hard landscaped patio area leading to tiered lawns and shrubs.

## Garage

Large garage with light and power.

## Directions

What 3 Words  
Chats.debit.able

## Area Map

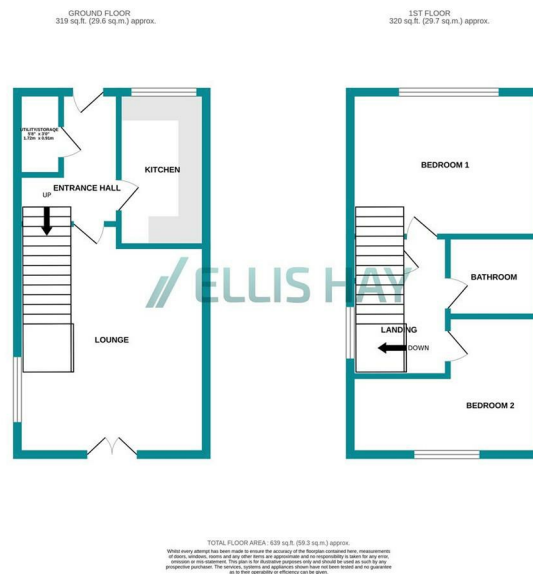


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band: B

## Tenure: Freehold



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