

Lowedale Avenue, Scarborough  
Offers Over £280,000



WELL PRESENTED THREE DOUBLE BEDROOM SEMI  
DETACHED~~NORTHSIDE-SEA, CASTLE VIEWS~~LARGE LOUNGE, MULTI  
FUEL STOVE~~MODERN KITCHEN, SEPARATE DINING  
ROOM~~DOWNSTAIRS WC+UTILITY~~1ST FLOOR WC+FAMILY  
BATHROOM~~DOUBLE GLAZING/CENTRAL HEATING~~SOLAR PANELS  
(2022) ~~LARGE GARDENS INCL SOUTH FACING REAR~~DRIVEWAY,  
GARAGE~~SOUGHT AFTER ADDRESS.

## **Entrance Hall**

UPVC double glazed door to the front aspect, circular window to the side, radiator, power point, stairs to the first floor landing, parquet flooring.

## **WC**

UPVC double glazed window to the side aspect, white two piece suite comprising of low flush WC, vanity wash hand basin and tiled flooring.

## **Lounge** 5.10m x 3.70m - 16'9" x 12'2"

UPVC double glazed window to the front aspect with sea views, UPVC double glazed French doors to the rear aspect, giving access to the South facing rear garden, TV point, Multi fuel stove, radiator, power points and parquet flooring.

## **Dining Room** 4.40m x 3.70m - 14'8" x 12'2"

UPVC double glazed Bow window to the rear aspect, window seat, radiator and power points.

## **Kitchen** 3.45m x 3.00m - 11'4" x 10'0"

UPVC double glazed window to the front aspect with sea views. Range of wall and base units with fitted work surface, stainless steel sink and drainer, integrated fridge, integrated electric oven, extractor hood, space for dishwasher, chrome heated towel rail, tiled flooring. Under the stairs is a storage cupboard housing the consumer unit. The gas meter is sited outside by the driveway.

## **Utility**

Space for washing machine, space for tumble dryer, power points and light.

## **Side Entrance.**

UPVC double glazed French doors to the side aspect, tiled flooring, giving access to the utility room and kitchen via entry vestibule.

### **DISCLAIMER**

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### **Bedroom One** 5.10m x 3.70m - 16'9" x 12'2"

UPVC double glazed window to the rear and front aspect with sea views to the front aspect, fitted wardrobes, radiator and power points.

### **Bedroom Two** 4.00m x 3.00m - 13'2" x 10'0"

UPVC double glazed window to the rear aspect, fitted sliding wardrobes, vanity wash hand basin, radiator and power points.

### **Bedroom Three** 3.60m x 3.50m - 11'10" x 11'6"

UPVC double glazed window to the front with sea views, UPVC double glazed window to the side with sea and castle views, radiator and power points, currently used as an office.

### **Upstairs WC**

UPVC double glazed window to the side aspect, white two piece suite comprising of low flush WC, free standing wash hand basin, radiator, tiled flooring.

### **Bathroom**

UPVC double glazed window to the rear aspect, white two piece suite comprising of low entry double walk in shower, vanity wash hand basin, extractor fan, chrome heated towel rail, tiled flooring.

### **Attic/ Loft** 3.90m x 2.00m - 12'10" x 6'7"

Drop down ladder with two velux windows to the rear and side aspect, eaves storage, radiator and power points.

### **Garage** 5.45m x 2.80m - 17'11" x 9'3"

Brick built with electrically operated roller door, window to the side aspect, fuse box, power points and light,

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## Rear Garden

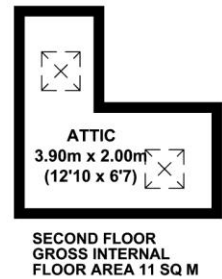
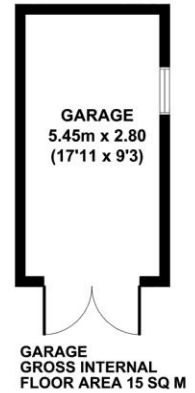
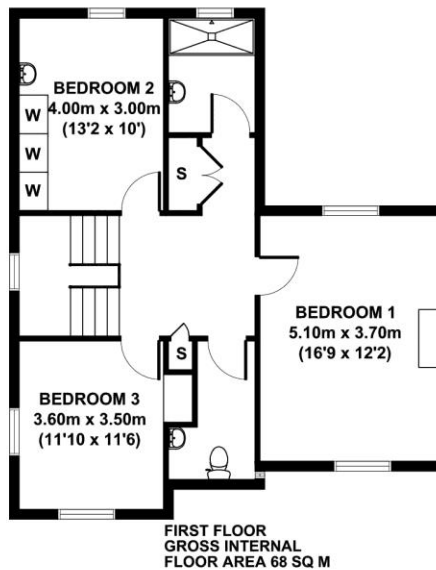
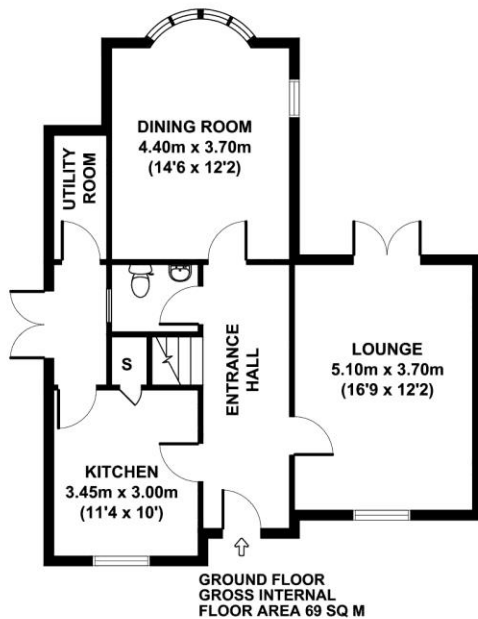
Tiered South facing rear garden with patio area, raised lawn with flower and bush borders, wooden shed with power.

## Front Garden

Driveway to the side leading to the garage with ample off street parking. Raised lawn to the front with flower borders.

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LOWDALE AVENUE

APPROX. GROSS INTERNAL FLOOR AREA 163 SQ M / 1755 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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