

Park Street, Scarborough
Guide Price £195,000



NICELY PRESENTED EXTENDED TWO DOUBLE BEDROOM MID TERRACE with LARGE SUNNY REAR GARDEN. TWO RECEPTION, MODERN BRIGHT KITCHEN, LARGE FAMILY BATHROOM, DOUBLE GLAZING, CENTRAL HEATING. CLOSE PARK, SCHOOLS, SHOPS.

Porch

UPVC double glazed door to the front aspect, door to Entrance hall.

Entrance Hall

Radiator, power points, stairs to the first floor landing.

Lounge Area 4.45m x 3.35m - 14'7" x 11'0

UPVC double glazed Bay window to the front aspect, feature fireplace with gas coal effect fore, TV point, radiator and power points.

Dining Area 3.40m x 3.30m - 11'2" x 10'10"

UPVC double glazed window to the rear aspect, radiator, power points, understairs storage cupboard housing the fuse box and gas meter.

Kitchen 4.20m x 2.55m - 13'9"x 8'4"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the side giving access to the rear garden.

Range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for slimline dishwasher, integrated electric oven and four ring hob, extractor hood, space for American style fridge freezer, power points.

Half Landing

Access to bathroom, stairs to the first floor landing.

Bathroom

UPVC double glazed window to the side aspect, modern white four piece suite comprising of low flush WC, vanity wash hand basin, corner shower cubicle with electric shower, panel enclosed bath with mixer taps, cupboard housing the Ideal combi boiler, extractor fan, chrome heated towel rail.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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First Floor Landing

Loft access with drop down ladder and part boarded.

Bedroom One 4.26m x 3.67m - 14'0 x 12'0"

UPVC double glazed window to the front aspect, fitted mirrored sliding wardrobes, radiator and power points.

Bedroom Two 3.70m x 3.68m - 12'2" x 8'10"

UPVC double glazed window to the rear aspect over looking the rear garden, storage cupboard, radiator and power points.

Rear Garden

Established rear garden with rear gated access, lawn area with mature flower borders, patio area, pergola, decking area, large wooden shed, outside tap.

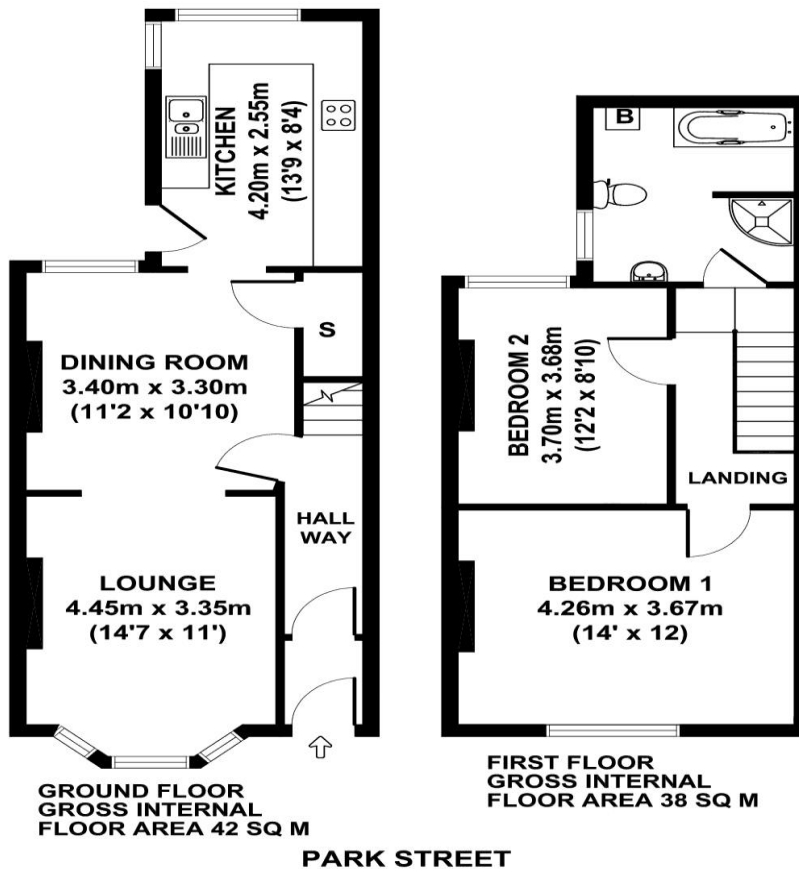
Front Garden

Gated forecourt to the front.

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Floor Plan



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