

Cawthorne Crescent, Filey  
OIRO £320,000



**IMMACULATE TWO DOUBLE BEDROOM BUNGALOW with NEW ROOF 2023 plus GUARANTEE. LARGE LOUNGE, LARGE KITCHEN DINER, INTEGRATED APPLIANCES. FAMILY BATHROOM, DOUBLE GLAZING-CENTRAL HEATING. GARDENS, DRIVEWAY, OFF ROAD PARKING, GARAGE/OFFICE.**

## Entrance Hall

UPVC double glazed door to the front aspect, storage cupboard, airing cupboard, radiator and power points. Loft access with drop down ladder part boarded with light and housing the gas combi boiler.

## Lounge 5.40m x 4.00m - 17'9" x 13'1"

UPVC double glazed windows to the front and side aspects, TV point, feature fire place with gas coal effect fire, radiator and power points,

## Kitchen/Diner 5.30m x 3.80m - 17'5" x 12'6"

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, sink and drainer, integrated fridge freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, integrated gas double oven with four ring gas hob and extractor hood, radiator and power points.

## Bedroom One 3.50m x 3.25m - 11'6" x 10'8"

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

## Bedroom Two 3.50m x 3.20m - 11'6" x 10'6"

UPVC double glazed window to the rear aspect, overlooking the garden, fitted sliding wardrobes, radiator and power points.

## Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with mixer taps, fully tiled double corner shower with electric shower, chrome heated towel rail, extractor fan, radiator.

### 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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## **Garage/ Office Space** 5.45m x 2.25m - 17'11" x 7'5"

Brick built with UPVC double glazed windows to the front and rear aspects, UPVC double glazed door to the side, power points light and fuse box, formerly the garage, previously used as an office space,

## **Rear Garden**

Immaculate rear garden laid to lawn with mature flower borders, Indian stone patio area, outside tap, large wooden shed and bin storage.

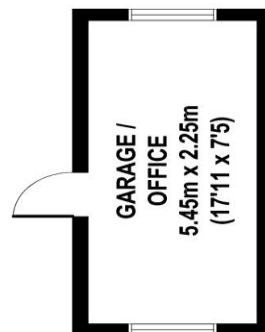
## **Front Garden**

Double wrought iron gates leading to the driveway with ample off street parking for numerous vehicles, lawn area with flower and hedge borders, Indian stone path to the front entrance.

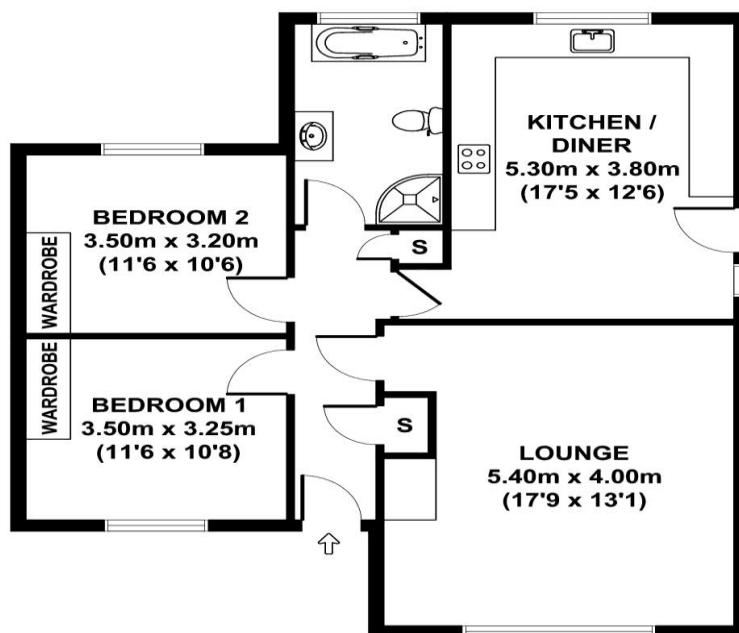
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# Floor Plan



**GARAGE / OFFICE  
GROSS INTERNAL  
FLOOR AREA 12 SQ M**



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 85 SQ M**

**CAWTHORN CRESCENT**

**APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1044 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