

Blueberry Way, Scarborough  
Guide Price £160,000



**WELL PRESENTED THREE BEDROOM TOWN HOUSE~~MODERN OPEN  
LAN LOUNGE DINING~~SMART KITCHEN INTEGRATED  
APPLIANCES~~MASTER BEDROOM EN SUITE~~FAMILY BATHROOM PLUS  
DOWNSTAIRS WC~~DOUBLE GLAZING/CENTRAL HEATING~~LARGE  
INTEGRATED GARAGE~~PARKING~~LEVEL LOW MAINTENANCE  
GARDENS~~COUNTRYSIDE VIEWS.**

## **Entrance Hall**

UPVC double glazed door to the front aspect, fuse box, radiator, power points, stairs to the first floor landing.

## **First Floor Landing**

Access to WC, Lounge and stairs to the second floor landing.

## **WC**

UPVC double glazed window to the front aspect, white two piece suite comprising of low flush WC, wash hand basin, radiator.

## **Lounge** 4.40m x 3.00m - 14'5" x 9'10"

UPVC double glazed window to the front aspect, with country side views, TV point, radiator and power points.

## **Dining Area** 3.00m x 2.60m - 9'10" x 8'6"

UPVC double glazed French Doors to the rear aspect, giving access to the level rear garden, radiator and power points.

## **Kitchen** 2.60m x 2.10m - 8'6" x 11'

UPVC double glazed window to the rear aspect, range of wall and base units with roll top work surface, sink and drainer, space for washing machine, space for fridge freezer, integrated electric oven with four ring gas hob, extractor hood, integrated dishwasher, cupboard housing the Glow Worm combi boiler, power points.

## **Second Floor Landing**

UPVC double glazed window to the side aspect, storage cupboard, power point.

### **DISCLAIMER**

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### **Bedroom One** 4.70m x 2.60m - 15'5" x 8'6"

UPVC double glazed window to the front aspect, with countryside views, TV point, telephone point, radiator and power points.

### **En Suite**

UPVC double glazed window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, shower cubicle, extractor fan, radiator.

### **Bedroom Two** 3.10m x 2.50m - 10'2" x 8'2"

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

### **Bedroom Three** 2.50m - 2.00m - 8'2" x 6'7"

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

### **Family Bathroom**

White three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, shaver point, extractor fan and radiator.

### **Garage / Workshop** 7.24m x 4.61m - 23'9" x 15'1"

Integral garage with up and over door, power points and light, fuse box, could be used as a workshop.

### **Rear Garden**

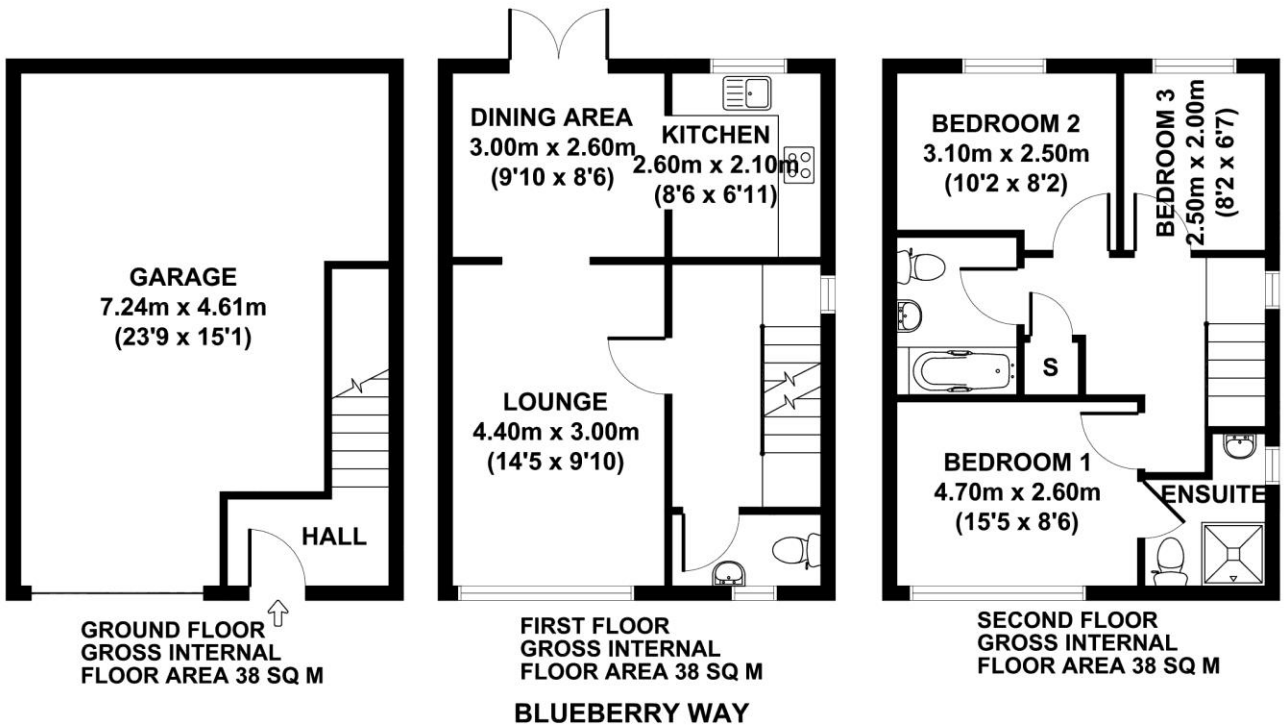
Level rear garden laid to lawn with patio area, gravelled area, outside tap.

### **Front Garden**

Low maintenance front garden with driveway to the front with off street parking for up to two vehicles leading to the garage / workshop, lawn area, bin store.

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**APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1227 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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