

Brinkburn Road, Scarborough

Guide Price £145,000



**IMMACULATE TWO DOUBLE BEDROOM MID TERRACE~~LOUNGE,
DINING ROOM, NEW KITCHEN + ROOF~~REWired,
REPLASTERED~~NEW DOUBLE GLAZING - HEATING - COMBI BOILER
(GUARANTEE)~~NEW BATHROOM - UPGRADED ELECTRICS ALL IN LAST 3
YEARS~~FRONT FORECOURT, REAR COURTYARD DOUBLE GATES~~CLOSE
GLADSTONE SCHOOL~~SUIT FTB, DOWNSIZERS, INVESTORS.**

Entrance Hall

Door to the front aspect, radiator, stairs to the first floor landing.

Lounge 3.65m x 3.00m - 12'0" x 9'10"

UPVC double glazed bay window to the front aspect, TV point, feature fireplace with electric log burner effect stove, laminate flooring, radiator and power points.

Dining Room 3.90m x 3.30m - 12'10" x 10'10"

UPVC double glazed French doors to the rear aspect, leading to the rear courtyard, under stairs storage cupboard with power points and light, floor to ceiling storage cupboard, laminate flooring, radiator and power points.

Kitchen 2.60m x 1.90m - 8'6" x 6'3"

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, range of shaker style wall and base units with roll top work surface, sink and drainer, integrated electric oven with four ring induction hob, extractor hood, integrated fridge and freezer, space for washing machine, power points.

Bathroom

UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps and shower attached, extractor fan, storage cupboard housing the Ideal combi boiler (still under guarantee), radiator.

First Floor Landing

Access to bedroom One and bedroom Two.

Bedroom One 4.00m x 2.80m - 13'1" x 9'6"

Two UPVC double glazed windows to the front aspect, storage cupboard,

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Bedroom Two 4.00m x 3.00m - 13'1" x 9'10"

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

Rear Courtyard

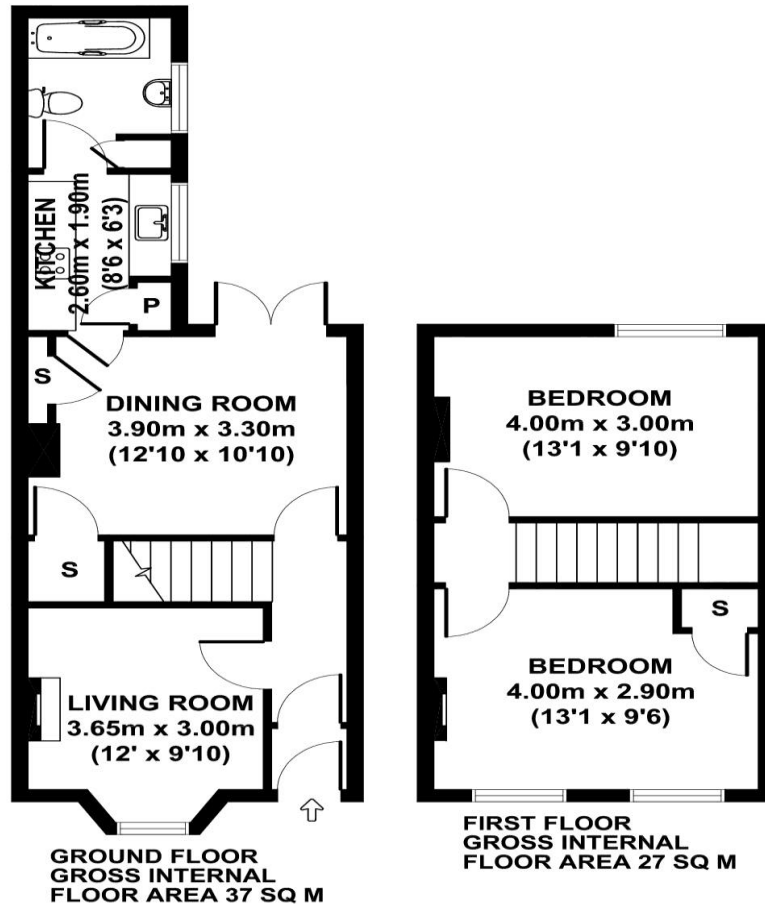
Low maintenance rear courtyard with double gates for rear access, ideal for motor bikes, bicycles bin store.

Front Garden

Gated walled forecourt front garden.

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BRINKBURN ROAD

APPROX. GROSS INTERNAL FLOOR AREA 686 SQ M / 64 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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