

Morgan Street, Scarborough  
Guide Price £125,000



**THREE BEDROOM TERRACE##TWO RECEPTION  
ROOMS##KITCHEN##FAMILY BATHROOM FIRST  
FLOOR##DOUBLE GLAZING##CENTRAL HEATING##FORECOURT - REAR  
COURTYARD##ON ROAD PARKING##NO ONWARD CHAIN.**

## **Porch**

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

## **Entrance Hall**

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

## **Lounge** 4.00m x 3.35m - 13'1" x 11'10"

UPVC double glazed bay window to the front aspect, feature fireplace with gas fire, TV point, radiator and power point.

## **Dining Room** 3.40m x 3.00m - 11'2" x 9'10"

UPVC double glazed window to the rear aspect, floor to ceiling storage cupboard, radiator and power points.

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

UPVC double glazed window to the side, door to the side giving access to the rear yard, range of wall and base units with roll top work surface, stainless steel sink and drainer, space washing machine, space for cooker, understairs storage cupboard housing the fuse box and gas meter.

## **Store**

Walk in storage cupboard with window to the side power point and light.

## **Half Landing**

Access to the bathroom, stairs to the first floor landing.

## **Bathroom**

UPVC double glazed window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, storage cupboard, gas combi boiler and 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.

## **First Floor Landing**

Loft access and access to Bedroom One.

## **Bedroom One** 3.40m x 2.70m - 11'2" x 8'10"

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

## **Inner Hall**

Access to Bedroom Two & Bedroom Three.

## **Bedroom Two** 3.20m x 2.25m - 10'6" x 7'5"

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

## **Bedroom Three** 2.25m x 2.00m - 7'5" x 6'7"

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

## **Rear Yard**

Low maintenance rear yard with rear gated access, two brick outbuildings raised flower bed.

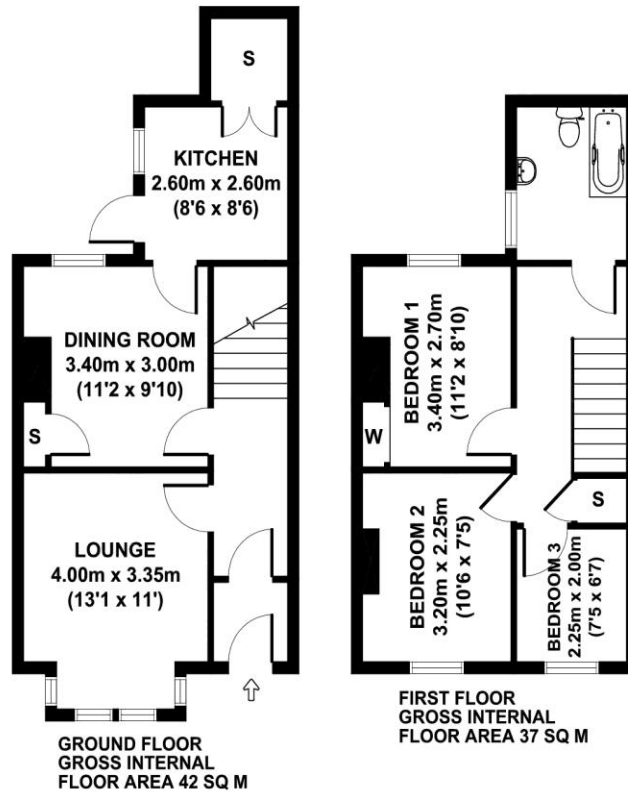
## **Front**

Small gated forecourt to the front.

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# Floor Plan



**APPROX. GROSS INTERNAL FLOOR AREA 79 SQ M / 850 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