



54 Murchison Street, Scarborough, YO12 7RW

£145,000

- *MID TERRACE PROPERTY*
- *TWO RECEPTION ROOMS*
- *ENCLOSED REAR YARD*
- *GAS CENTRAL HEATING*

- *THREE GOOD SIZED BEDROOMS*
- *SHAKER STYLE GALLEY KITCHEN*
- *IDEAL CENTRAL LOCATION*

- *SEPARATE DOWNSTAIRS SHOWER ROOM*
- *THREE PIECE BATHROOM SUITE*
- *PERFECT FIRST TIME BUY OR BUY TO LET*

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Andrew Cowen Estate Agents present to the market this **THREE BEDROOM, MID-TERRACE PROPERTY** located in a **HIGHLY SOUGHT AFTER, CENTRAL LOCATION** close to Scarborough Town Centre and **BOTH BAYS**. The property **BOASTS TWO RECEPTION ROOMS, A SEPARATE DOWNSTAIRS SHOWER ROOM** and an **ENCLOSED YARD TO THE REAR**. This property would appeal to a **NUMBER OF BUYERS**, including **FIRST TIME BUYERS** or **INVESTORS ALIKE**.



Council Tax Band: A



This accommodation comprises briefly; entrance porch leading into the inner hallway, which provides access into the front facing, bay window lounge with feature fireplace which then leads into the dining room with a further feature fireplace. The property offers three good-sized bedrooms, with two of the bedrooms placed on the first floor and the third bedroom on the second floor and a further room with a Velux window, which could be utilized for a number of purposes. There is a three piece family bathroom on the first floor with an overhead shower. Externally, the property boasts an enclosed yard to the rear to be enjoyed.

The property is well located in a popular residential area, well placed for a range of amenities including local shop, popular junior school, doctors surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough hospital, a choice of further schools and colleges, two supermarkets and Scarborough town centre itself making this property an ideal First time buy or family home.

This property would appeal to a number of buyers, including first time buyers and investors. Viewing is essential to appreciate the position and location that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

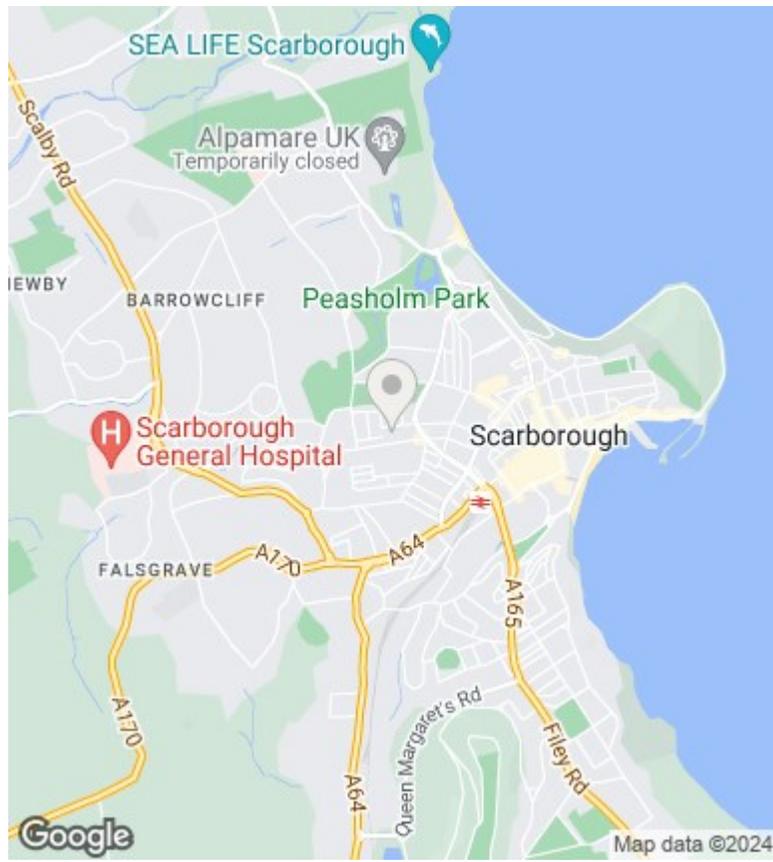








3 BED
TOTAL FLOOR AREA: 96.4 sq.m. (1038 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	