

## *22 Westway, Eastfield, Scarborough, YO11 3ED*

*Guide Price £169,950*

- SPACIOUS THREE BED SEMI-DETACHED HOUSE
- UPVC DOUBLE GLAZING
- GARDEN SHED/GREENHOUSE AND POND
- GAS CENTRAL HEATING
- SOUTHSIDE LOCATION
- CLOSE TO LOCAL AMENITIES
- GOOD-SIZED ROOMS THROUGHOUT
- ESTABLISHED FRONT AND REAR GARDENS
- NO ONWARD CHAIN



## 22 Westway, Scarborough YO11 3ED

**Andrew Cowen Estate Agent welcomes to the market this SPACIOUS THREE BEDROOM, SEMI-DETACHED property with GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, situated on the SOUTH SIDE OF SCARBOROUGH, close to a HOST OF LOCAL AMENITIES and PUBLIC TRANSPORT LINKS. The property boasts an ENCLOSED FRONT AND REAR GARDEN. Would suit a HOST OF BUYERS, including INVESTORS and FIRST TIME BUYERS ALIKE.**



Council Tax Band: B



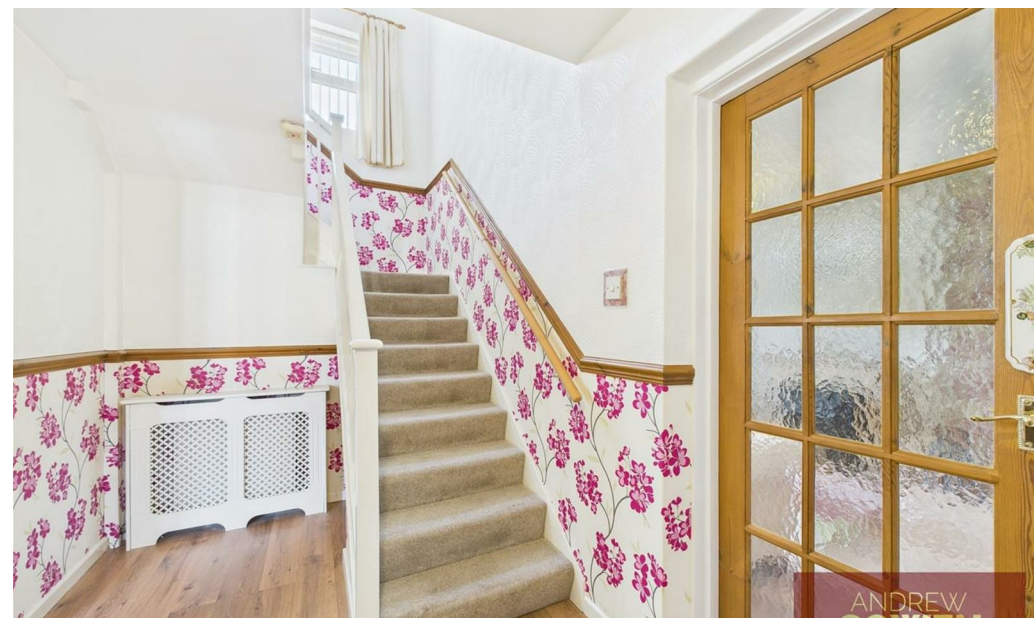
**This property comprises in brief; a brick outbuilding accessed via the side of the property, an entrance porch leading into a good-sized hallway, a downstairs WC, a SEPARATE DINING ROOM, great for entertaining family and friends. a KITCHEN/BREAKFAST AREA with a range of base and wall units and standalone cooker. From the kitchen there is also a separate storage room, perfect for housing household appliances and access to the rear garden. A GOOD SIZE LOUNGE with plenty of natural light bursting through, with a gas fire and surround. This property benefits from three, good sized double bedrooms with bedrooms one and two benefiting from built in wardrobes/cupboards. There is also a three-piece family bathroom suite.**

**Externally, the property boasts an ESTABLISHED SOUTH FACING REAR GARDEN with garden shed, a little pond and greenhouse.**

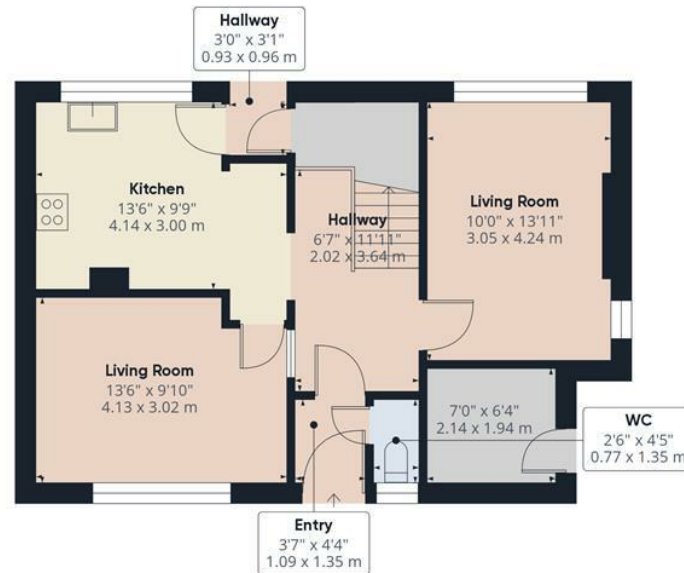
**Westway is located close to a wealth of amenities including local shops, post office and schools along with bus routes into Scarborough town centre.**

**Viewing is essential to appreciate the space and feel that this property has to offer.**

**Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1059.9 ft<sup>2</sup>

98.47 m<sup>2</sup>

Reduced headroom

0.9 ft<sup>2</sup>

0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

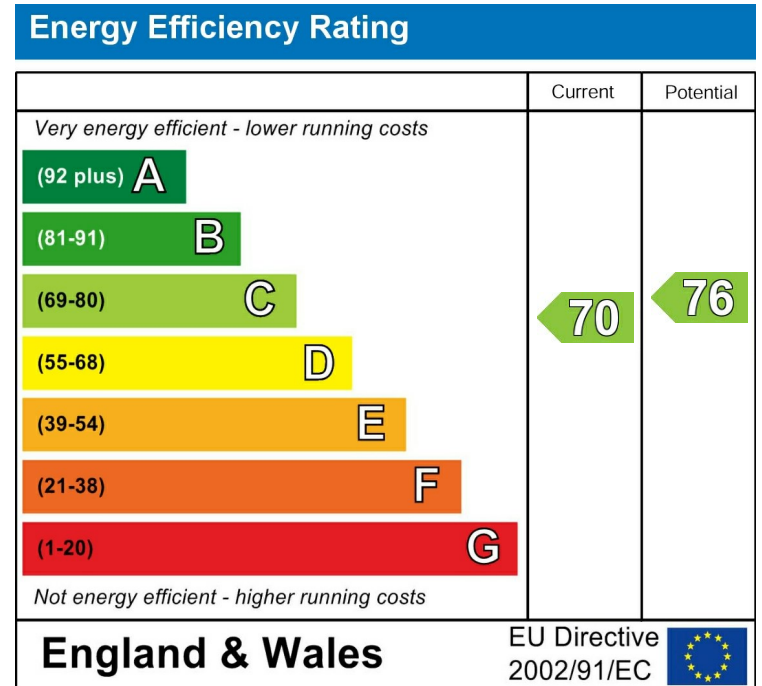
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Viewings

Call the office to make an appointment today!

**01723 377707**



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## Looking to Sell?

Book a no obligation valuation today!

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