





## 25 Manor Gardens

Scarborough, Scarborough

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Ideal First Time Buy/Family Home
- Offered to the Market with No Onward Chain
- In Need of Some Cosmetic Updating
- Popular, Sought After Location

We are delighted to present this three bedroom bow fronted semi-detached home, ideally situated in a popular and sought-after location, perfect for first time buyers or families seeking a property to make their own.

The property features two reception rooms, on the ground floor along with an entrance hallway and a kitchen fitted with a range of units. On the first floor lies two double bedrooms, a single bedroom, 'wet room' style shower room, and a separate WC. Externally the property benefits from a garden to the front and a yard to the rear.



This home is offered to the market with no onward chain, ensuring a straightforward purchase process for motivated buyers. With some cosmetic updating, this property presents an excellent opportunity to create a stylish and comfortable residence tailored to your needs.

Benefiting from its close proximity to highly regarded schools, local shops, and excellent transport links, this home promises both convenience and a welcoming neighbourhood atmosphere.

Early viewing is highly recommended to appreciate the full potential and enviable location of this promising property.

Council Tax band: B

Tenure: Freehold



## ACCOMMODATION: GROUND FLOOR

### Entrance Hallway

### Lounge

11' 10" x 10' 6" (3.60m x 3.20m)

### Dining Room

12' 2" x 10' 10" (3.70m x 3.30m)

### Kitchen

12' 2" x 7' 3" (3.70m x 2.20m)

## FIRST FLOOR

### Landing

### Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

### Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

### Bedroom Three

7' 3" x 6' 7" (2.20m x 2.00m)

### Shower Room

7' 3" x 5' 3" (2.20m x 1.60m)

### Separate WC

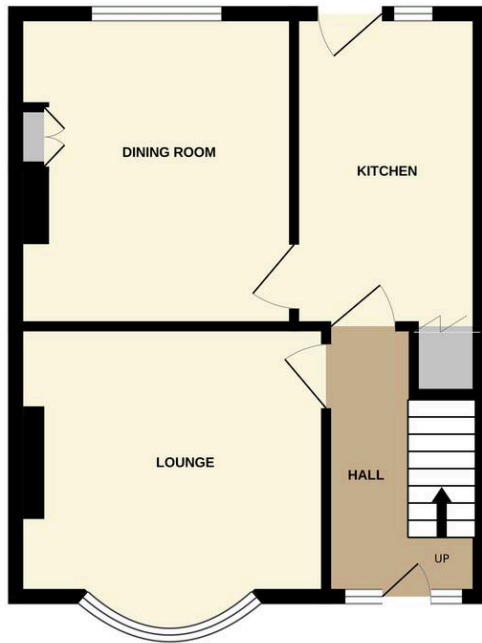
4' 3" x 2' 7" (1.30m x 0.80m)

## HMRC DISCLAIMER:

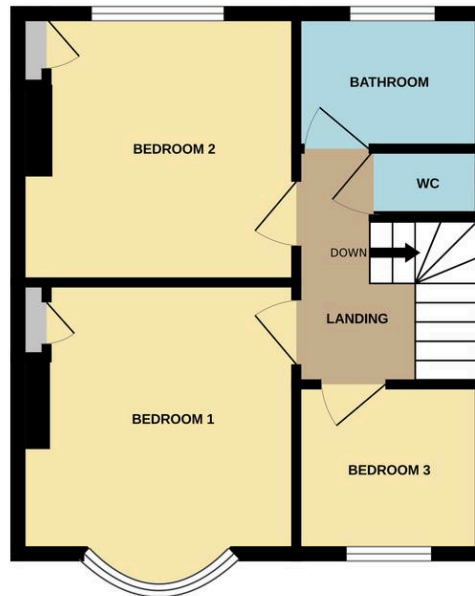
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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