



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

27 Long Walk, Scarborough

Guide Price £180,000



- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GREAT DECORATIVE ORDER THROUGHOUT
- TWO BATHROOMS - ONE ON EACH FLOOR
- ENCLOSED LAWNED GARDEN
- OFF-STREET PARKING TO THE FRONT
- POPULAR RESIDENTIAL LOCATION

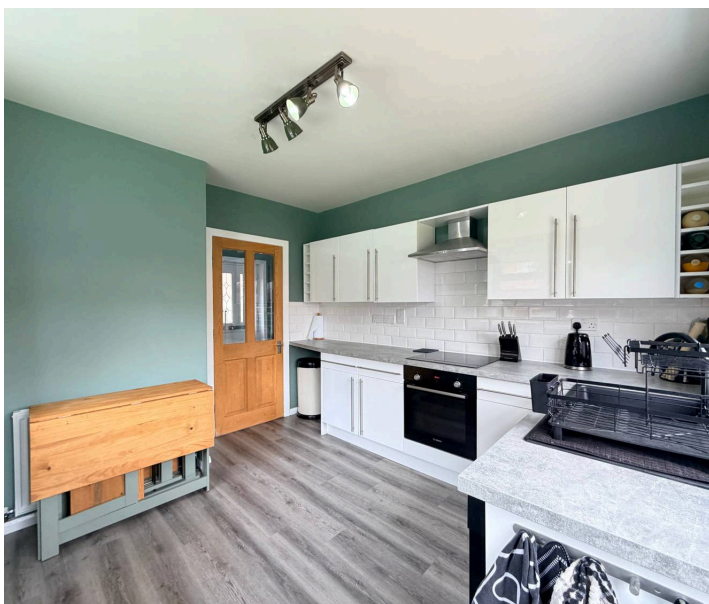
We are delighted to present this beautifully maintained three-bedroom semi-detached family home, located in a highly sought-after residential area.

Immaculately presented throughout, this property boasts a welcoming layout, ideal for modern family living. The ground floor features a light and airy living room/dining room, perfect for relaxing or entertaining, complemented by a tastefully appointed kitchen that offers ample storage and workspace for culinary enthusiasts. A contemporary bathroom is conveniently situated on the ground floor, while a shower room can be found upstairs, providing flexibility and comfort for busy households. Upstairs, three bedrooms offer comfortable accommodation.

Thoughtfully designed, the home combines practicality with elegant touches, creating a warm and inviting atmosphere throughout.

Located within a popular residential neighbourhood, this property is perfectly positioned for access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

With the added benefit of off-street parking to the front and a well maintained garden to the rear, this impressive home is ready to welcome its new owners.





## GROUND FLOOR

### Hallway

7' 3" x 6' 11" (2.20m x 2.10m)

### Lounge/Diner

18' 8" x 11' 6" (5.70m x 3.50m)

### Kitchen

11' 10" x 11' 6" (3.60m x 3.50m)

### Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

## FIRST FLOOR

### Landing

13' 1" x 5' 11" (4.00m x 1.80m)

### Bedroom One

13' 9" x 12' 6" (4.20m x 3.80m)

### Bedroom Two

12' 6" x 9' 10" (3.80m x 3.00m)

### Bedroom Three

10' 2" x 8' 6" (3.10m x 2.60m)

### Shower Room

5' 11" x 2' 7" (1.80m x 0.80m)

## HMRC

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



1ST FLOOR



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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## Interested?

Contact our friendly team today  
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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