



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

9 Lowdale Avenue, Scarborough

Offers Over £350,000



- WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- DOUBLE GARAGE AND APPROX 4/5 CAR DRIVEWAY
- POPULAR NORTH SIDE LOCATION
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- EPC C

We are delighted to present this four bedroom semi detached house, ideally situated in a popular North Side location. Believed to have been built between 1950 and 1966, this impressive family home offers a spacious and versatile layout, featuring three inviting reception rooms including a comfortable lounge, a formal dining room, and a bright conservatory, perfect for relaxing or entertaining guests. The property boasts four generously sized bedrooms, providing ample accommodation for families or those seeking extra space for a home office or guest rooms. A kitchen enhances the heart of the home, while the property's well maintained interiors create a welcoming and airy ambience throughout. The property also benefits from approximately 3kW of solar panels.

Additional highlights include a substantial double garage with a loft ladder to boarded loft space suitable for storage, a full length car inspection pit and additional storage space with lockable door entry under the garage for garden utensils. Also, an expansive driveway with capacity for approximately four to five cars, ensuring convenient off street parking for residents and visitors alike. The property also benefits from a generous low maintenance rear garden, offering a versatile outdoor space ideal for family enjoyment, entertaining, or simply relaxing in the warmer months.





With the benefit of no onward chain, this is a fantastic opportunity to secure a move-in ready home in a sought-after area, within easy reach of local amenities, reputable schools, and excellent transport links. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

GROUND FLOOR

Entrance

Hallway

Lounge 20' 4" x 11' 10" (6.20m x 3.60m)

Dining Room 12' 6" x 12' 2" (3.80m x 3.70m)

Kitchen 16' 5" x 12' 10" (5.00m x 3.90m)

Conservatory 17' 5" x 6' 11" (5.30m x 2.10m)

WC 5' 7" x 2' 7" (1.70m x 0.80m)

Store Room 5' 7" x 3' 3" (1.70m x 1.00m)

FIRST FLOOR

Landing

Bathroom 7' 3" x 6' 3" (2.20m x 1.90m)

Bedroom One 12' 10" x 12' 10" (3.90m x 3.90m)

En suite 7' 3" x 3' 7" (2.20m x 1.10m)

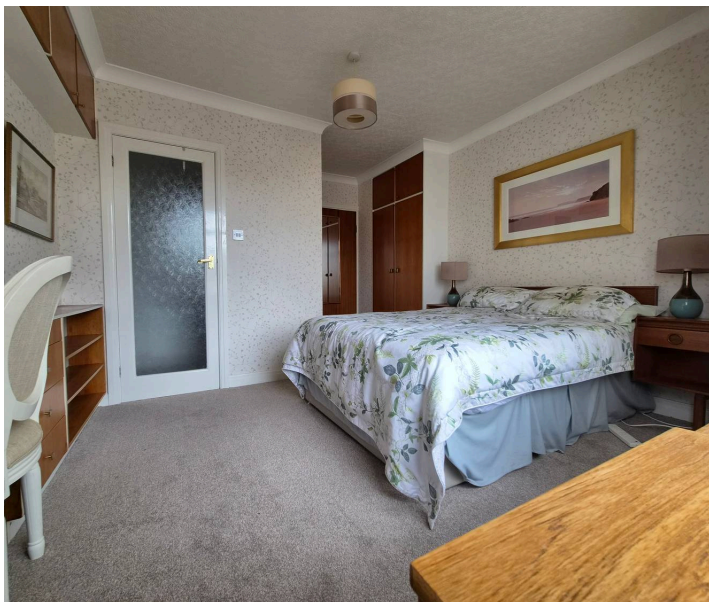
Bedroom Two 12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom Three 12' 2" x 9' 10" (3.70m x 3.00m)

Bedroom Four 13' 5" x 9' 2" (4.10m x 2.80m)

WC 7' 10" x 2' 11" (2.40m x 0.90m)

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



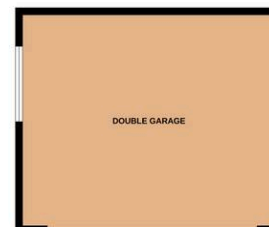
GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



DOUBLE GARAGE
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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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Interested?

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

With you every step of the way



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