



51 Phoenix Drive

Seamer Road, Scarborough, YO12 4AZ

Guide Price £180,000



Ellis Hay is delighted to offer to the market this 3 bedroom town house close to the amenities and transport links of Seamer Road. The property benefits from integral garage, WC and large Utility Room. On the first floor is a generous lounge, leading into dining area and modern kitchen. Upstairs the main bedroom has an en suite shower room and there are 2 further bedrooms and a family bathroom. Outside there is a tiered garden with two patio areas for socialising and a lawned area, the rear is accessed from the dining room and the side of the property,

In our opinion, this property is immaculately presented and offers the chance for a truly turn key property. We highly recommend an early viewing of this property which is sold with NO ONWARD CHAIN.



Hallway

UPVC front door. With radiator and understairs storage. Access to garage.

Utility Room

Plumbed for automatic washing machine, base unit, stainless steel sink and tiled splashback.

WC

WC and handbasin.

Stairs leading to First Floor

Lounge

Front facing lounge with UPVC window. Overhead light, radiator and laminate flooring. Open access to

Dining Room

Feature overhead light, radiator and laminate flooring. UPVC doors giving access to rear garden. Open access to

Kitchen

Range of modern base, drawer and wall units with co-ordinating worktop, stainless steel sink and tiled splashback. Space for fridge/freezer, built in electric oven, gas hob and extractor fan over. UPVC window overlooking the rear of the property.

Study

Front facing room with UPVC window

Stairs to Second Floor

Bedroom One

With built in cupboard, radiator, overhead light and front facing UPVC window.

En Suite Bathroom

WC, shower enclosure and handbasin and vanity unit. Part tiled and extractor fan.

Bedroom Two

Rear facing UPVC window, radiator and overhead light.

Bedroom Three

Rear facing UPVC window, radiator and overhead light.

Bathroom

3 piece bathroom suite with bar mixer shower over the bath. Part tiled and shower wall.

Outside

Hard landscaped front with parking.
Tiered garden at rear with hard landscaped areas and lawn. Gated path to side of property

Garage

Integral garage with up and over door and access from the hallway.

Directions

What Three Words
across.deep.arch

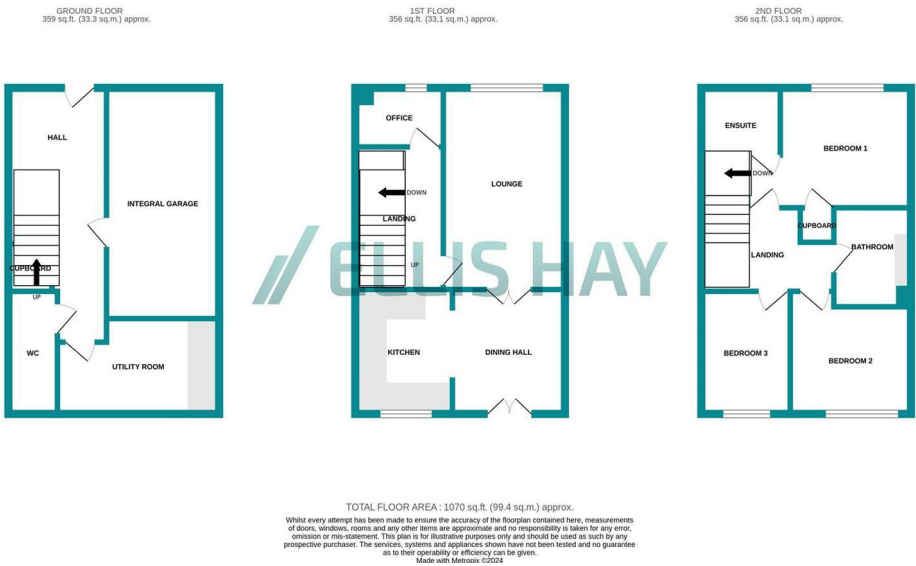
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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