



34 Phoenix Drive, Scarborough, YO12 4AZ

Offers In The Region Of £270,000

- *INTEGRAL GARAGE AND DRIVEWAY*
- *4 BEDROOMS*
- *SEPARATE LIVING ROOM*
- *REAR GARDEN*
- *MASTER BEDROOM WITH ENSUITE*
- *CIRCA 1500SQFT OF LIVING SPACE*
- *GAS CENTRAL HEATING*
- *FAMILY KITCHEN WITH SNUG*
- *NO ONWARD CHAIN*

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Andrew Cowen Estate Agents are pleased to welcome to the market this ATTRACTIVE four bedroom semi-detached accommodation arranged over three floors, perfectly suited to family living. This attractive property benefits from an ENCLOSED REAR GARDEN, DRIVEWAY and GARAGE. Situated just off Seamer Road this property offers access to a wealth of amenities including supermarkets and stores and the added benefit of regular bus routes into and out of Scarborough Town while being within close proximity of popular Schools.



Council Tax Band: B



Located in a highly convenient area of Scarborough, this well-presented four-bedroom semi-detached home offers nearly 1,500 sq ft of living accommodation arranged over three floors, perfectly suited to modern family living.

The property comprises an entrance hallway leading to a bright contemporary living room, a versatile bedroom currently used as a home office, and access to the integral garage. On the lower ground floor is a stylish open-plan fitted kitchen with matching wall and base units, flowing into a cosy snug area ideal for dining and entertaining. This level also benefits from a utility room and separate W.C.

To the first floor are three well-proportioned bedrooms, including a master with en-suite, along with a modern three-piece family bathroom.

Externally, there is a driveway providing off-street parking leading to the garage with light and power. To the rear is an enclosed, generous level garden laid mainly to lawn, ideal for families and outdoor enjoyment. Phoenix Drive is a popular residential location within easy reach of local schools, shops and amenities, with Scarborough town centre, the North Bay and excellent transport links including the A64 all nearby.

Viewing is essential to appreciate the space, size and position this fantastic home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1472 ft²
136.8 m²

(1) Excluding balconies and terraces

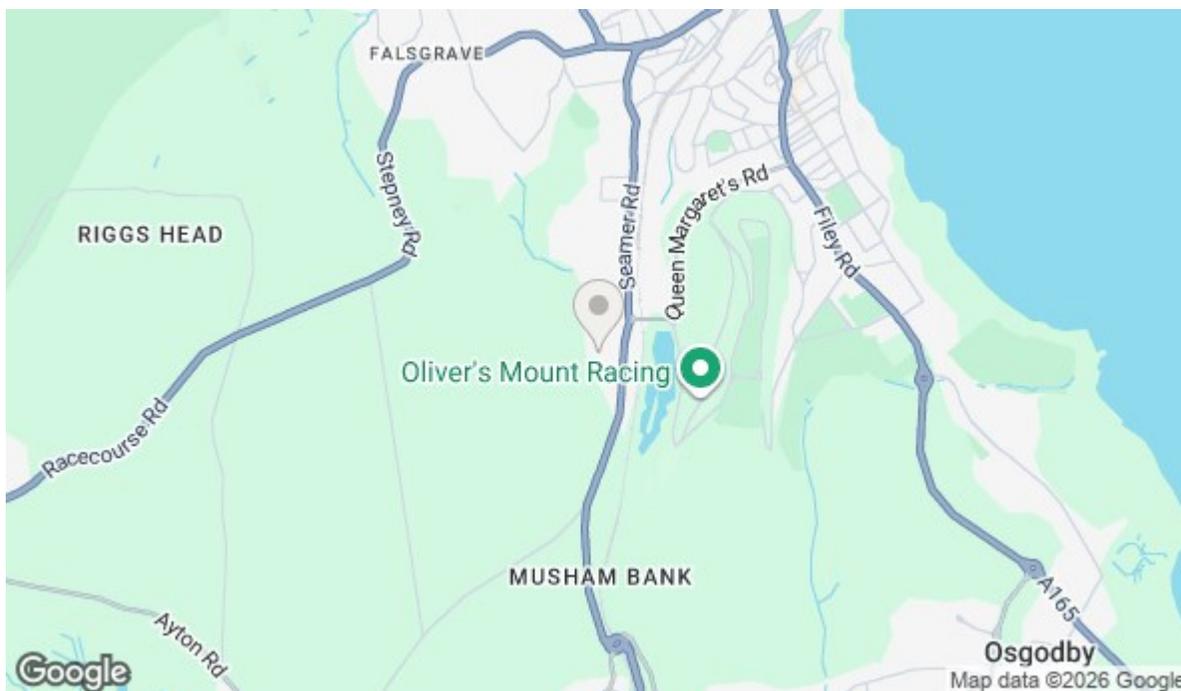
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707



SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707