



13 Manor Gardens, Scarborough, YO12 7RS

Guide Price £200,000

- SPACIOUS SEMI-DETACHED PROPERTY
- MULTI STOVE BURNER
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- FRONT BAY WINDOWS
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- DRIVEWAY/OFF STREET PARKING
- SOUGHT AFTER PEASHOLM LOCATION

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Andrew Cowen Estate Agents are pleased to bring to the market this **SPACIOUS, WELL PRESENTED TWO BED SEMI DETACHED HOME**, with **FRONT BAY WINDOWS**, **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**, situated in Manor Gardens, close to Falsgrave and the sought after **PEASHOLM AREA** of Scarborough, nearby is Scarborough's North Bay and the beach with an added bonus of a **DRIVEWAY** providing that all essential off street parking and an enclosed rear garden with garden shed. Are you ready to make this property your forever home.



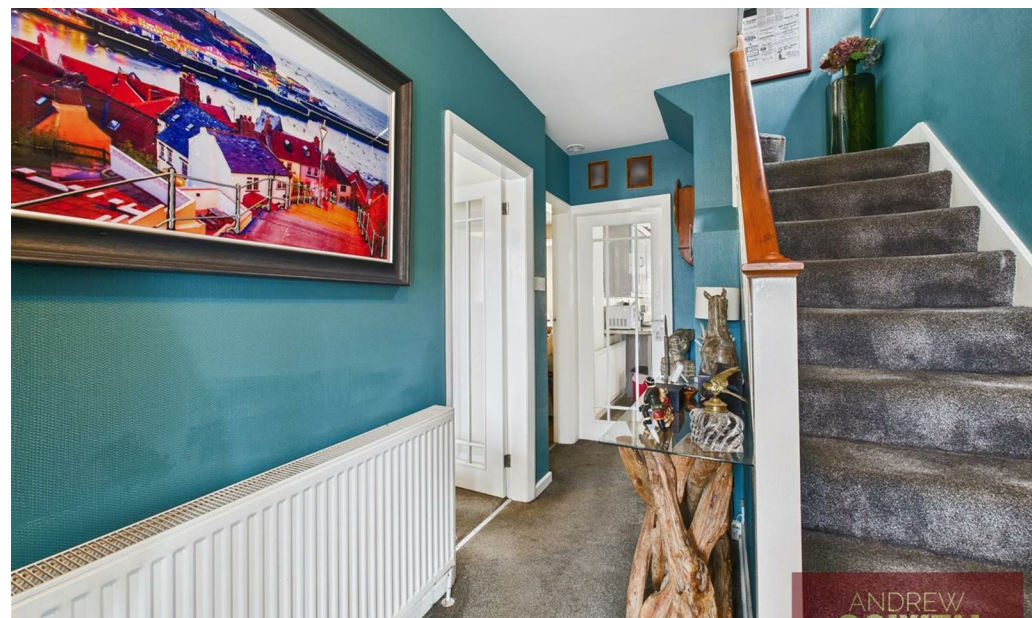
Council Tax Band: C



This property briefly comprises, an entrance porch and hallway leading to a spacious lounge with feature multi stove burner and large front bay window, allowing plenty of natural light to flood through, a second living area with multi stove burner which leads through to the open plan modern fitted kitchen/dining area with a range of base and wall units, integrated oven and hob with the added bonus of a breakfast counter, double doors from the dining area lead out to the rear garden. To the first floor are two generous double bedrooms, one having a lovely large front bay window, and the other benefits from built in wardrobes, a third bedroom currently being used as a dressing room/study and a two-piece bathroom suite with shower over the bath and a separate w/c.

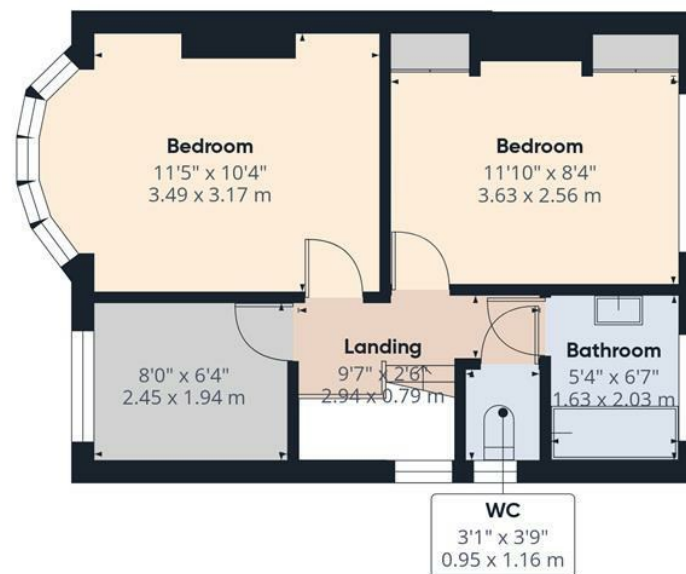
Externally, to the front the property lies a low-maintenance driveway providing that essential off-street parking. To the rear of the property is an enclosed garden with garden shed.

Being located within the Falsgrave and Peasholm area the property affords excellent access to a wide range of amenities and attractions including local shops, a supermarket, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments. THIS IS DEFINITELY ONE NOT TO BE MISSED, please contact one of our friendly sales team on 01723 377707 to book your viewing.





Floor 0



Floor 1

Approximate total area⁽¹⁾

892 ft²

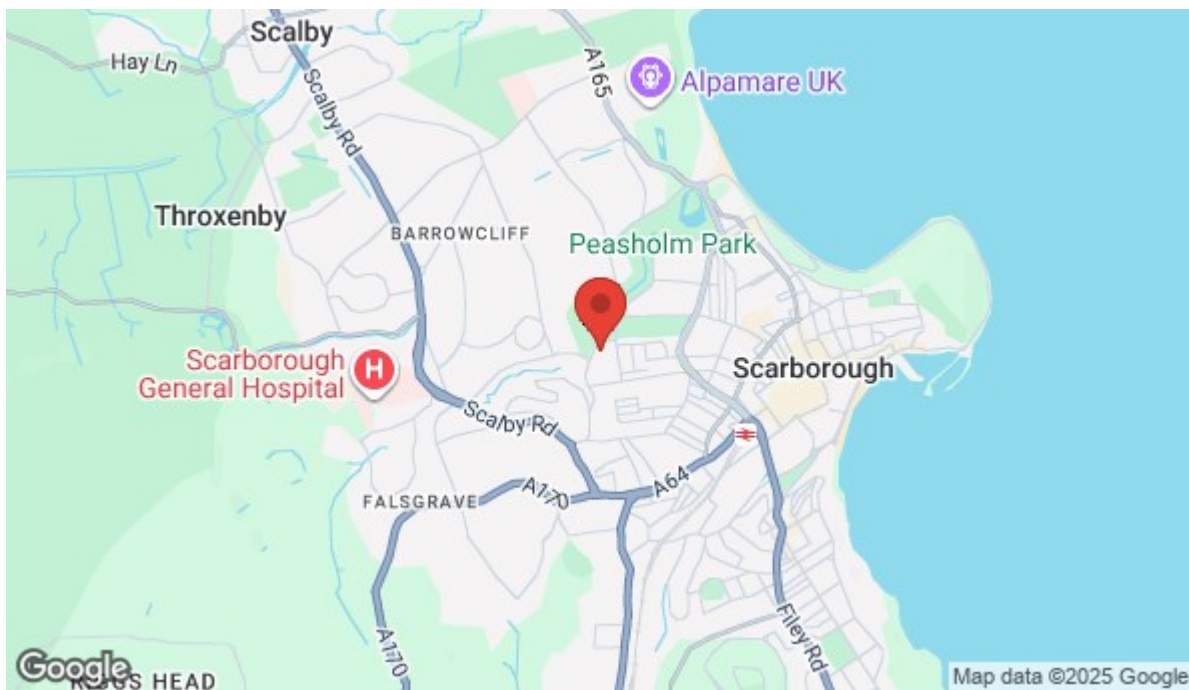
83 m²

(1) Excluding balconies and terraces


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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

Call the office to make an appointment today!

01723 377707



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Looking to Sell?

Book a no obligation valuation today!

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