



25 Stepney Avenue, Scarborough, YO12 5BW

Guide Price £145,000

- POPULAR RESIDENTIAL AREA
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- QUIET CUL-DE-SAC
- FRONT BAY WINDOW LOUNGE
- CLOSE TO LOCAL AMENITIES
- MID TERRACED PROPERTY
- GAS CENTRAL HEATING
- SOUTH FACING REAR YARD

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Andrew Cowen Estate Agents welcomes to the market this **TWO BEDROOM** mid terraced house with **FRONT BAY WINDOW LOUNGE**, **SEPARATE DINING ROOM** and **MODERN KITCHEN**, well located within a cul-de-sac in the ever-popular **STEPNEY AREA** of Scarborough, has **GAS CENTRAL HEATING** AND **UPVC DOUBLE GLAZING**. This property is a great opportunity to get onto the property ladder, would suit first time buyers, couples or small families.



Council Tax Band: B

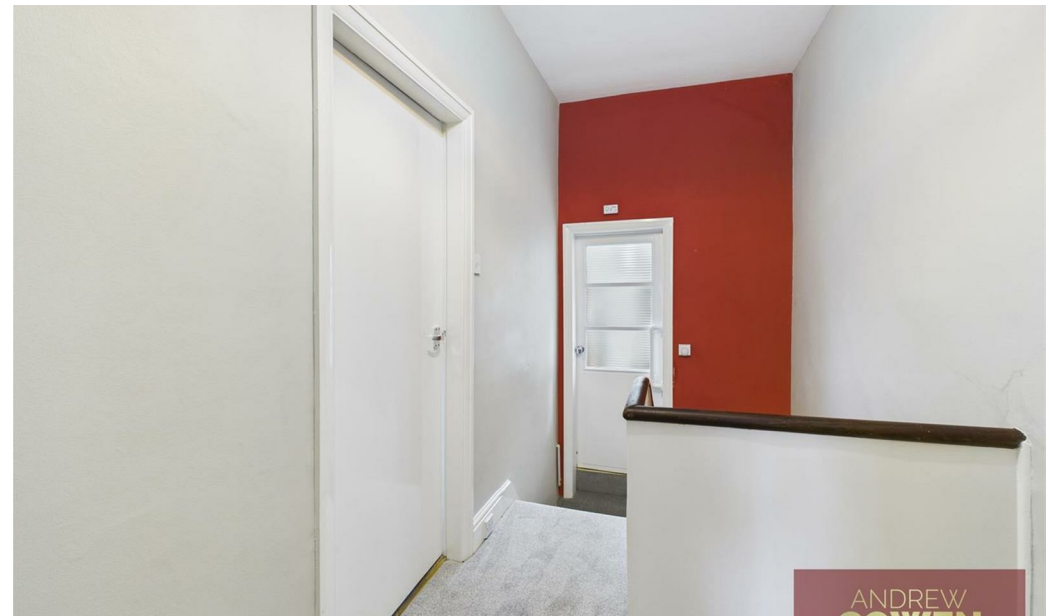


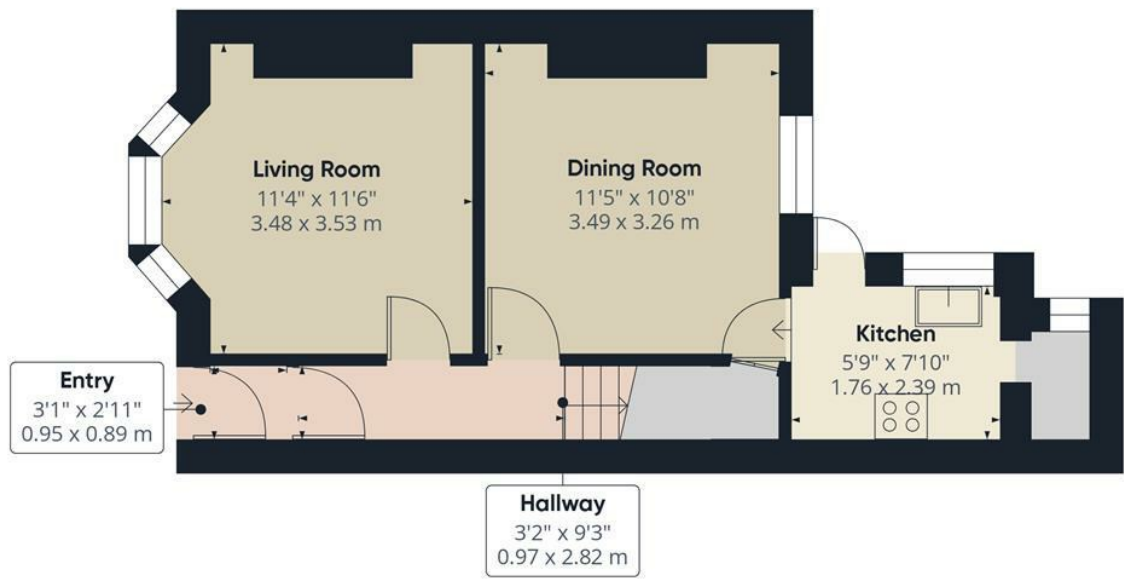
The property briefly comprises, entrance hallway, leading to a lovely front bay window lounge, which allows plenty of natural light in the room, and feature fireplace, great for those cosy evenings, a separate dining room, perfect for entertaining family and friends and through into the modern fitted kitchen with a range of wall and base units and integrated electric oven and hob. To the first floor is the family fully tiled three-piece shower room and two good sized double bedrooms, with the master bedroom benefitting from fitted wardrobes. An added bonus are the new carpets to the landing, stairs and hall.

Externally the property has a low maintenance south facing rear yard and a brick built outhouse.

Well located, this property affords easy access to a wealth of local amenities and attractions, including Falsgrave Park, a popular junior school, local shops along Falsgrave shopping parade, and a variety of well-loved pubs, cafés, and restaurants. Scarborough Town Centre and the Train Station are also within close proximity, making this a truly convenient and desirable place to call home.

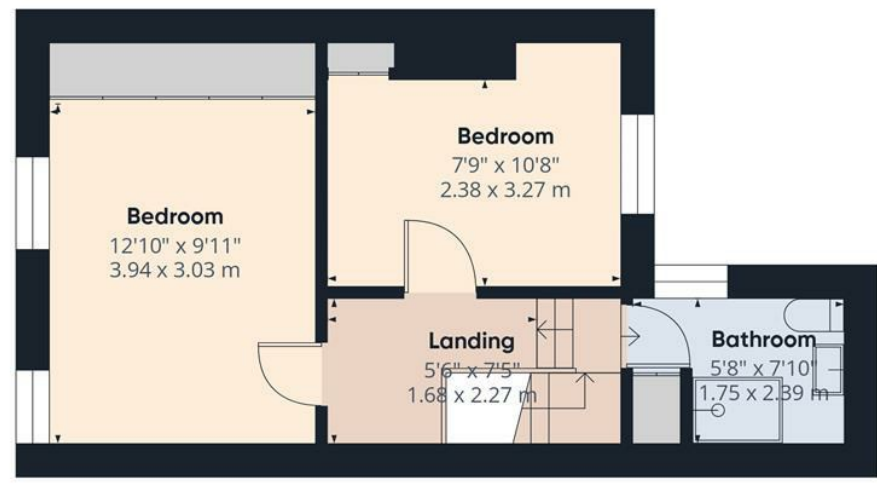
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Floor 0

Approximate total area⁽¹⁾
688 ft²
64 m²



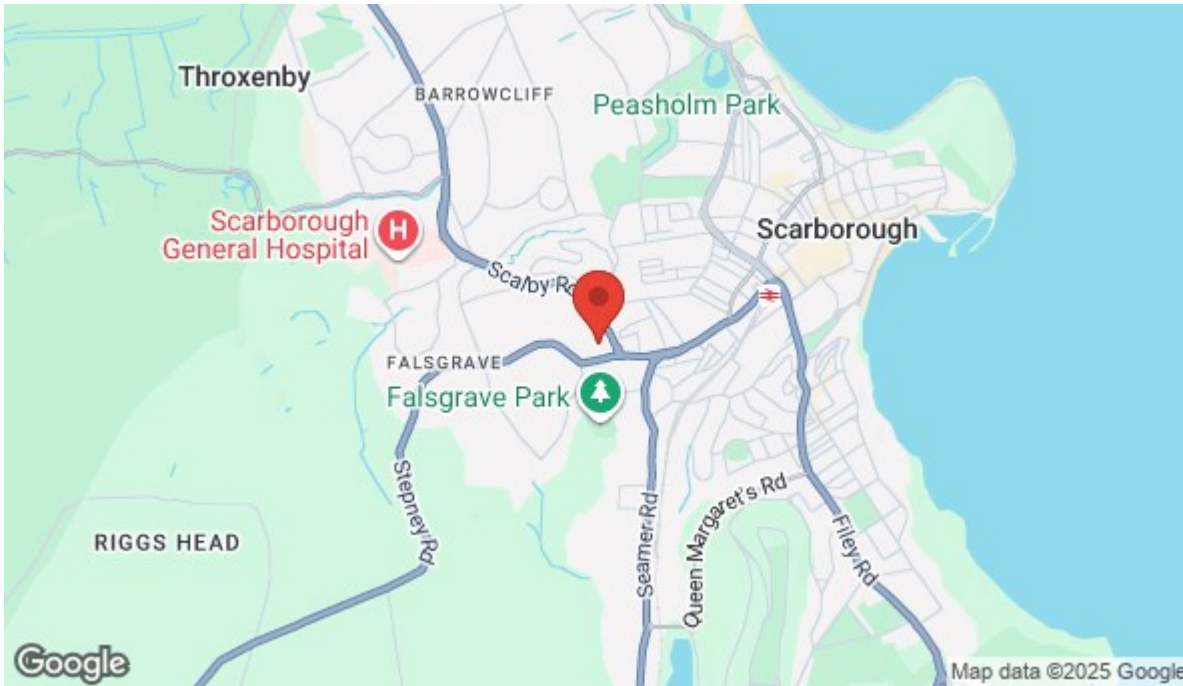
Floor 1



(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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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

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