45 Mount Park Avenue, Scarborough, YO12 5HE

Offers Over £175,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

- WELL-PRESENTED THREE BEDROOM SEMII-DETACHED HOME
- 21 FOOT LOUNGE THROUGH DINER
- LOW-MAINTENANCE PAVED GARDENS
- OFFERED WITH NO ONWARD CHAIN
- POPULAR FALSGRAVE LOCATION

EARLY VIEWING IS A MUST for this THREE BEDROOM, SEMI-DETACHED family home which is WELL-PRESENTED throughout and is pleasantly situated within the ever popular FALSGRAVE/STEPNEY area of Scarborough and benefits from a 21 FOOT LOUNGE THROUGH DINER and a LOW-MAINTENANCE PAVED GARDEN.

The accommodation briefly comprises; entrance hall with stairs to the first floor, a light and airy bow fronted lounge with an opening to a dining room and a kitchen fitted with a range of units and a door to the rear garden. To the first floor lies a landing, a bow fronted master bedroom with built-in wardrobes, a double bedroom with built-in wardrobes, a further bedroom and a bathroom. Externally, to the rear of the property lies low-maintenance paved gardens.

Situated amongst a wealth of amenities and attractions, the property provides excellent access to a range of eating and drinking establishments, Post Office, supermarkets, a petrol station and Falsgrave Park.

Viewing for this property is a must in order to fully appreciate the space and setting this well-presented three bedroom semi-detached home has on offer. If you wish to book a viewing, please contact our friendly team at CPH today on 01723352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Lounge
12'1" x 11'5"

Dining Room
10'5" x 9'6"

Kitchen
7'10" x 7'2"

FIRST FLOOR

Landing

Bedroom One
12'1" x 10'2"

Bedroom Two
10'5" x 10'2"

Bedroom Three
7'10" x 7'6"

Bathroom
8'2" x 7'6"

Details Prepared
TLGV/220222

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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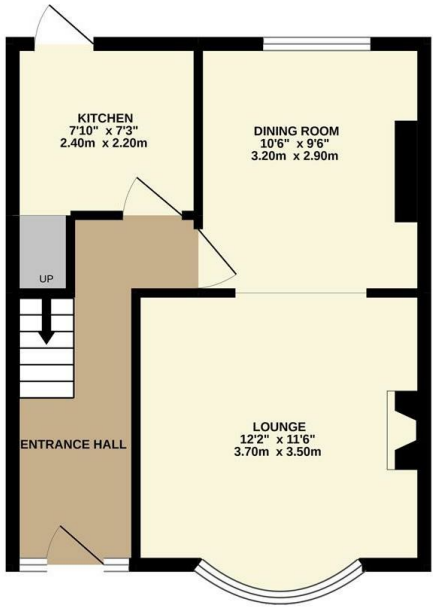
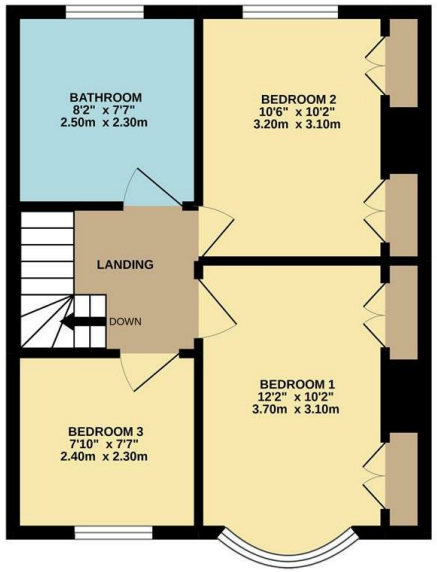
GROUND FLOOR



1ST FLOOR



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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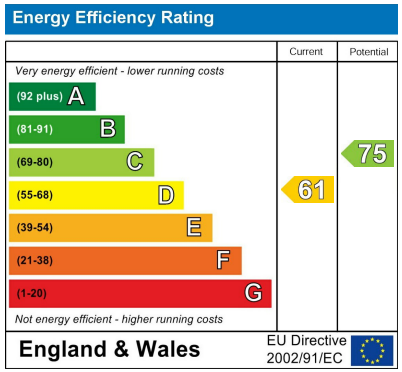

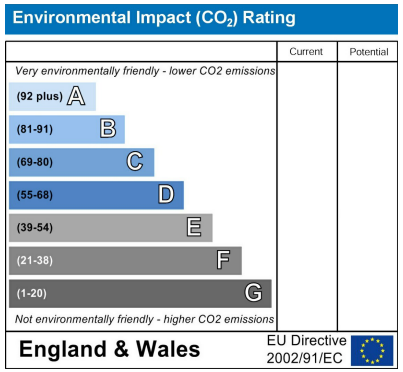

CPH Property Services
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e.sales@cphproperty.co.uk | cphproperty.co.uk

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