



37 Oakville Avenue, Scarborough YO12 7NR
Guide Price £199,995



Occupying a desirable PEASHOLM location is this IMMACULATEDLY, PRESENTED, THREE BEDROOM MID-TERRACE HOME benefits from TWO RECEPTION ROOMS and LANDSCAPED REAR GARDEN.

Briefly the property comprises: entrance vestibule/hall with stairs to the first floor, a box bay fronted lounge with an open fire, a separate dining room with built-in storage and a modern kitchen fitted with a range of matching wall/base units and a door to the rear yard. To the first floor lies a landing, two double bedrooms, a further bedroom and a three-piece bathroom suite. Externally, to the rear of the property lies a newly landscaped rear garden complete with lawn, paving and a garden shed.

Being centrally located the property affords excellent access to a wide range of local amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended in order to fully appreciate the space, setting and location that this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on 01723 352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule & Hallway

Lounge

14'5" max x 12'5" max



Dining Room
13'9" x 11'9" max

Kitchen
14'1" x 5'10"

FIRST FLOOR

Landing

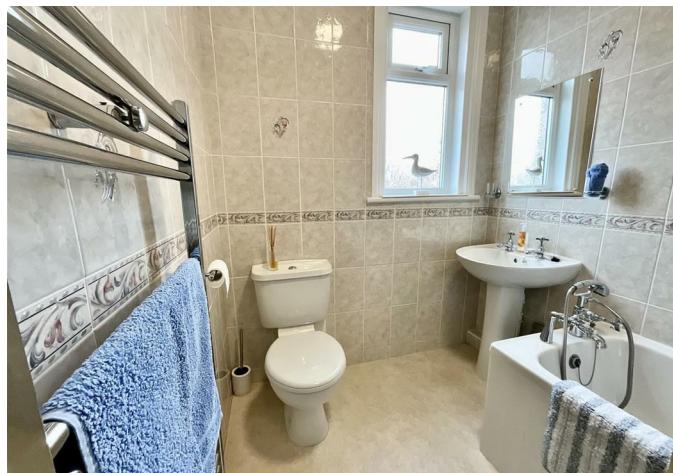
Bedroom One
14'9" max x 10'9" max

Bedroom Two
12'1" max x 12'1" max

Bedroom Three
9'10" max x 7'2" max

Bathroom
7'2" max x 5'10" max

Details Prepared
TGV/140922



Interested? Get in touch:

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CPH

