



37 Oakville Avenue, Scarborough, YO12 7NR
Offers Over £195,000



- THREE BEDROOM TERRACED HOME
- GOOD DECORATIVE ORDER
- TWO RECEPTION ROOMS
- NEWLY LANDSCAPED REAR GARDEN
- SOUGHT AFTER PEASHOLM LOCATION

Occupying a desirable PEASHOLM location is this **THREE BEDROOM MID-TERRACE HOME** benefits from **TWO RECEPTION ROOMS** and a **NEWLY 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

TLGV/140922



Interested? Get in touch:

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CPH

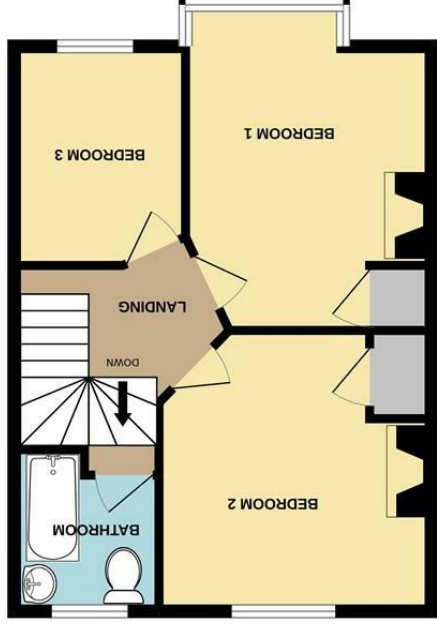
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 operation or efficiency can be given.
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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

