



OFFERS IN THE REGION OF £220,000
18 ASHVILLE AVENUE, SCARBOROUGH, YO12 7NF

- Immaculate Presentation
- Four Bedrooms
- Three Reception Rooms
- Additional Loft Room

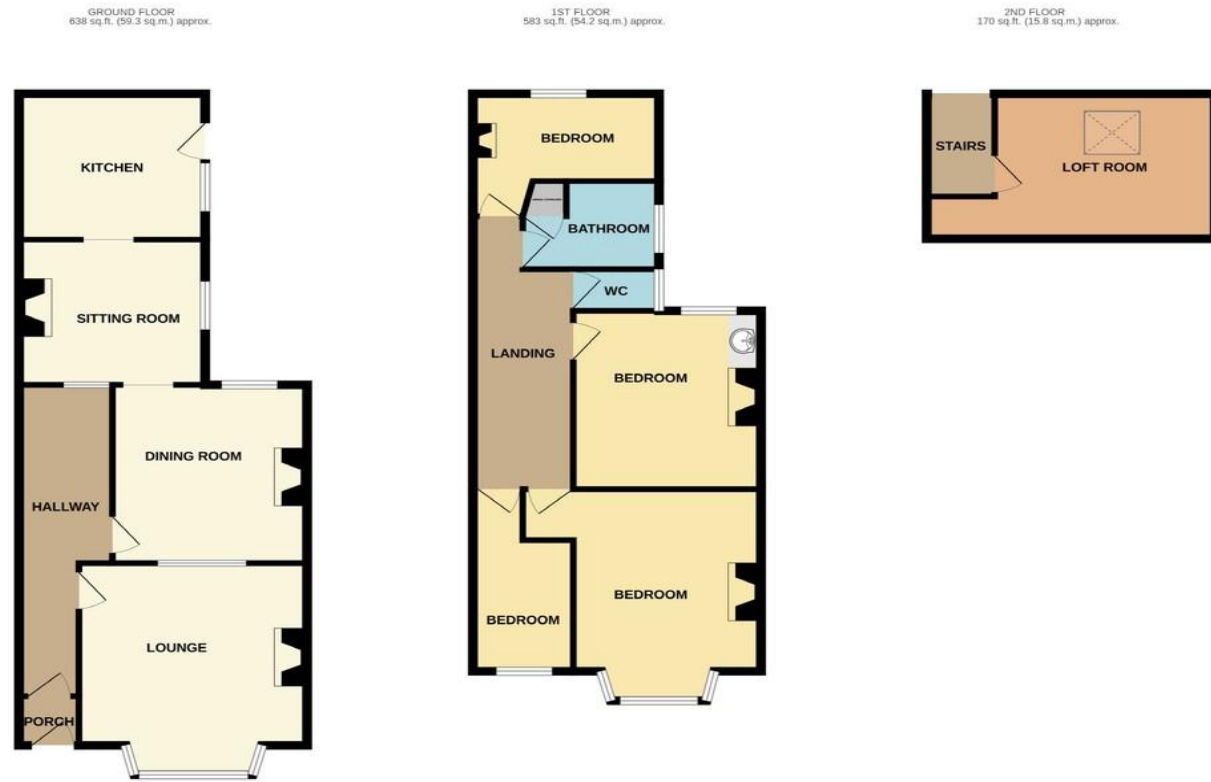
SITUATED IN THIS HIGHLY DESIRABLE AREA OF SCARBOROUGH IS THIS LOVED AND CHERISHED FAMILY HOME. IMMACULATE THROUGHOUT WITH THE CURRENT OWNERS OWNING THE PROPERTY FOR OVER 30 YEARS, THIS PROPERTY HAS THE SPACE AND CURB APPEAL FOR A VARIETY OF PURCHASERS.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Property Description

The property when briefly described comprises entrance porch, hallway, bay fronted lounge, dining room, sitting room and kitchen to the ground floor. On the first floor are four well-appointed bedrooms, bathroom and separate w/c. A steep staircase leads up to the second floor with a usable loft room. Gas central heating, upvc double glazing and enclosed rear yard. In close proximity to all of the North Bay attractions, including Peasholm park, Alpmare and the open-air theatre also a short walk to the town centres amenities.



GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
14' 5" x 13' 6" (4.39m x 4.11m)
- DINING ROOM
12' x 11' (3.66m x 3.35m)
- SITTING ROOM
11' x 10' (3.35m x 3.05m)
- KITCHEN
11' x 10' (3.35m x 3.05m)

FIRST FLOOR

- LANDING
- BEDROOM
14' x 11' (4.27m x 3.35m)
- BEDROOM
12' x 11' (3.66m x 3.35m)
- BEDROOM
11' 10" x 6' (3.61m x 1.83m)
- BEDROOM
11' x 6' (3.35m x 1.83m)
- BATHROOM
- WC

SECOND FLOOR

- LOFT ROOM
13' x 10' (3.96m x 3.05m)

OUTSIDE

- REAR YARD