



**£170,000**

56 TENNYSON AVENUE, SCARBOROUGH, YO12 7RE

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating

A LOVELY FAMILY HOME SITUATED IN THIS POPULAR AREA WITH ALL OF THE TOWN CENTRE AND NORTH BAYS AMENITIES A STONES THROW AWAY. THREE BEDROOM SEMI DETACHED HOUSE WITH TWO RECEPTION ROOMS A MODERN KITCHEN AND ENCLOSED REAR YARD.



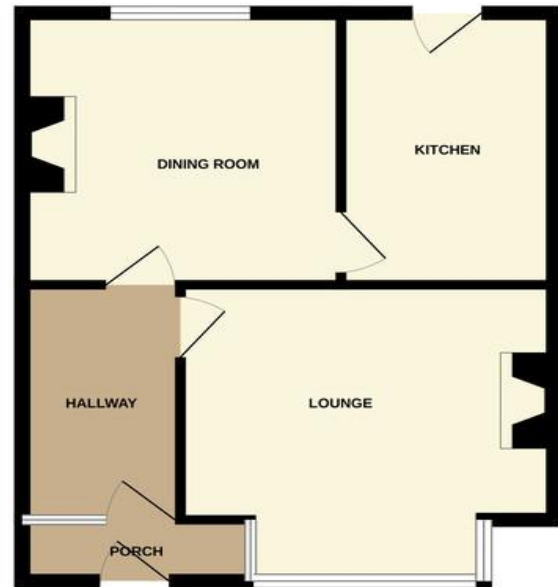
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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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## Property Description

The property when briefly described comprises entrance porch, hallway, bay fronted lounge, rear facing dining room and modern kitchen to the ground floor. On the first floor are three well-appointed bedrooms, family bathroom and separate w/c. At the rear of the property is an enclosed yard.



### GROUND FLOOR

PORCH

HALLWAY

LOUNGE

13' 6" x 12' 7" (4.11m x 3.84m)

DINING ROOM

11' 6" x 11' 3" (3.51m x 3.43m)

KITCHEN

11' 6" x 7' 5" (3.51m x 2.26m)

### FIRST FLOOR

LANDING

BEDROOM

12' x 10' 9" (3.66m x 3.28m)

BEDROOM

11' 5" x 10' 8" (3.48m x 3.25m)

BEDROOM

8' 9" x 8' 2" (2.67m x 2.49m)

BATHROOM

WC

### OUTSIDE

REAR YARD