



7 Tennyson Avenue, Scarborough, YO12 7RF

£175,000

- *MID TERRACE PROPERTY*
- *MODERN FITTED KITCHEN*
- *ENCLOSED REAR YARD*
- *APPEALING TO A NUMBER OF BUYERS*
- *THREE GOOD-SIZED BEDROOMS*
- *MODERN INTERIOR THROUGHOUT*
- *BRICK BUILT GARAGE*
- *TWO RECEPTION ROOMS*
- *THREE PIECE FAMILY BATHROOM SUITE*
- *TOWN CENTRE LOCATION*

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*Andrew Cowen Estate Agents are pleased to present to the market this **THREE BEDROOM, MID TERRACE PROPERTY** which boasts **STYLISH AND MODERN INTERIOR THROUGHOUT**, offering **TWO RECEPTION ROOMS, ENCLOSED REAR YARD** and **BRICK BUILT GARAGE**. The property is **CONVENIENTLY LOCATED** close to the **TOWN CENTRE** and **PEASHOLM PARK**.*



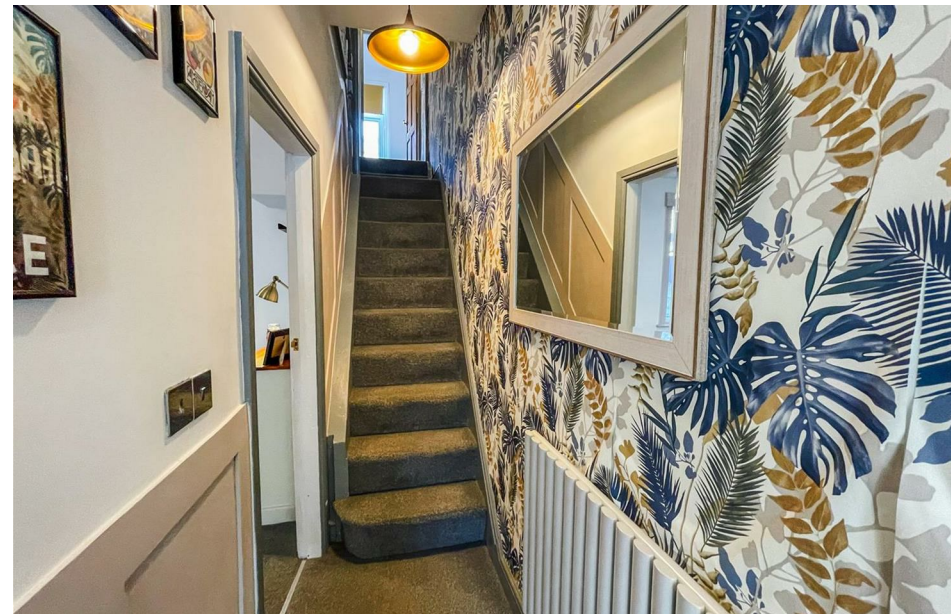
Council Tax Band: B



This sizable accommodation briefly comprises; porch leading into the entrance hallway which provides access into the bright and airy through lounge/dining area, plus a modern fitted kitchen hosting a range of base and wall units and feature shiplap paneling with a wooden breakfast bar. To the first floor, there are three good-sized bedrooms plus a three-piece family bathroom suite with overhead shower. Externally, this property features an enclosed rear yard and a brick built garage, which is a rarity for the area, perfect for storage purposes. The property boasts a modern and contemporary feel throughout and has been tastefully decorated by the current vendor.

Ideally situated on Tennyson Avenue. Only a short walk to all the amenities the North Bay has to offer, such as Peasholm, Park, the Open Air Theatre and of course the beach itself, the property is also conveniently placed for access to the town centre, railway station and the South Side

Viewing is essential to appreciate the space, feel and design that this property has to offer and would be appealing to a number of buyers. Please call our friendly Sales Team on 01723 37707 to arrange your viewing today!

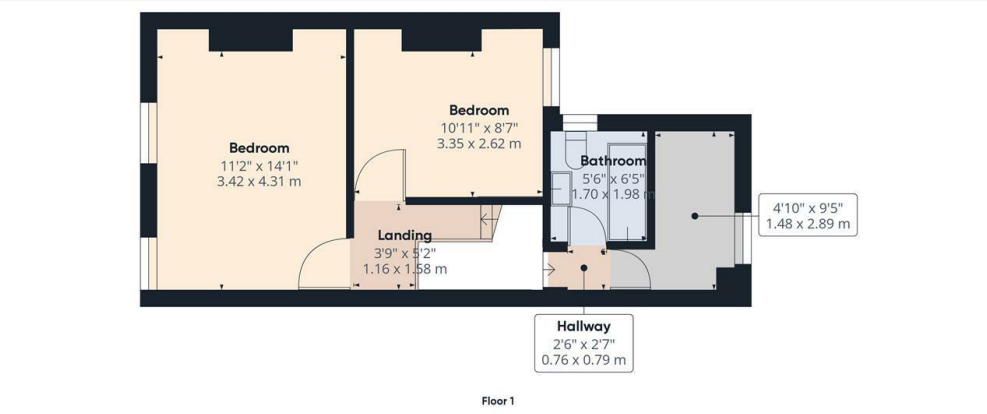








Floor 0



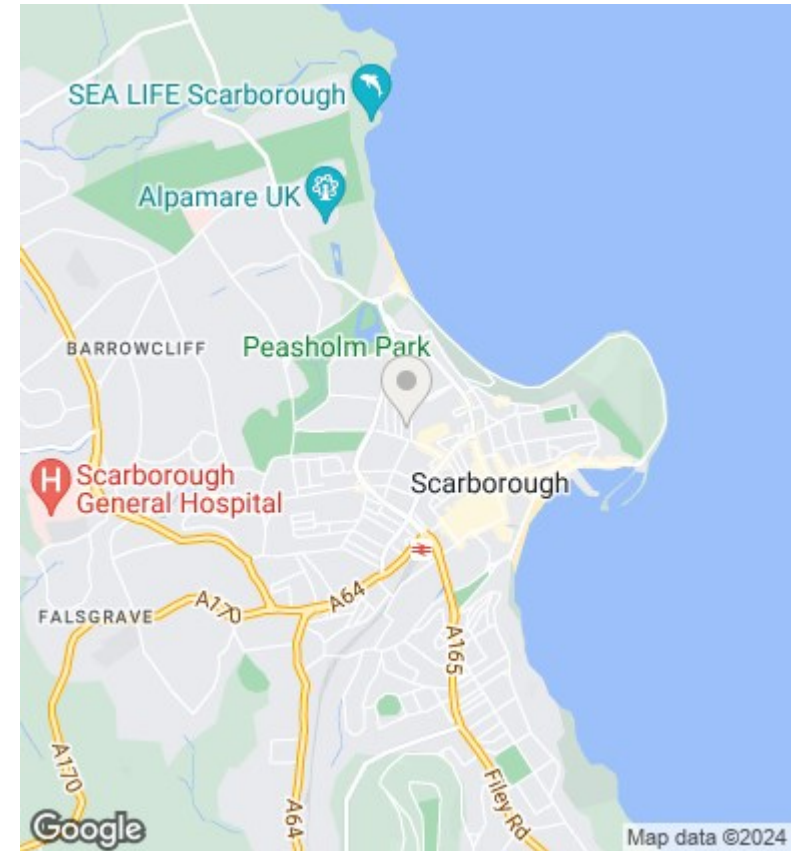
Floor 1

Approximate total area*
936.85 ft²
87.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an
appointment.**