



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

8 Peasholm Gardens, Scarborough
£295,000



8 Peasholm Gardens

Scarborough, Scarborough

- IMMACULATELY PRESENTED THREE BEDROOM SEMI
- OPEN PLAN KITCHEN/FAMILY ROOM
- POPULAR PEASHOLM LOCATION
- LOW MAINTENANCE FRONT & REAR GARDENS
- OFF-STREET PARKING

CPH are delighted to be offering for sale this BEAUTIFULLY PRESENTED, RECENTLY RENOVATED, IMPOSING and DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOME which is well located in the PEASHOLM AREA of Scarborough close to Scarborough's North Bay and the beach with OFF-STREET PARKING and ATTRACTIVE LOW MAINTENANCE GARDENS.

'In our opinion' the well appointed accommodation is offered to the market in immaculate decorative order throughout and briefly comprises of a generous entrance hall with stairs leading to the first floor landing and doors to a generous box bay fronted lounge which is fitted with a log burner, an open plan dining room/family room with bi-fold doors to the rear garden and a lovely modern kitchen fitted with a range of wall and base units, an eye-level double oven, dish washer, washing machine and hob. To the first floor are two generous double bedrooms, a third single bedroom and a modern four-piece bathroom suite with walk in shower and free-standing bath.

Outside, to the front the property lies a low-maintenance garden and a driveway providing off-street parking for one vehicle. To the rear of the property lies an attractive paved garden complete with fully equipped garden room, hot tub area, external storage shed and multiple seating areas ideal for entertaining.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

Dimensions: 3.7 x 3.6 max (12'1" x 11'9" max).

Kitchen

Dimensions: 2.3 x 5.2 max (7'6" x 17'0" max).

Family Room/Dining Room

Dimensions: 3.2 x 4.2 max (10'5" x 13'9" max).

FIRST FLOOR

Landing

Bedroom 1

Dimensions: 3.2 x 4.2 max (10'5" x 13'9" max).

Bedroom 2

Dimensions: 3.2 x 3.7 max (10'5" x 12'1" max).

Bedroom 3

Dimensions: 2.4 x 2.4 max (7'10" x 7'10" max).

Bathroom

Dimensions: 3.2 x 2.3 max (10'5" x 7'6" max).

Externally

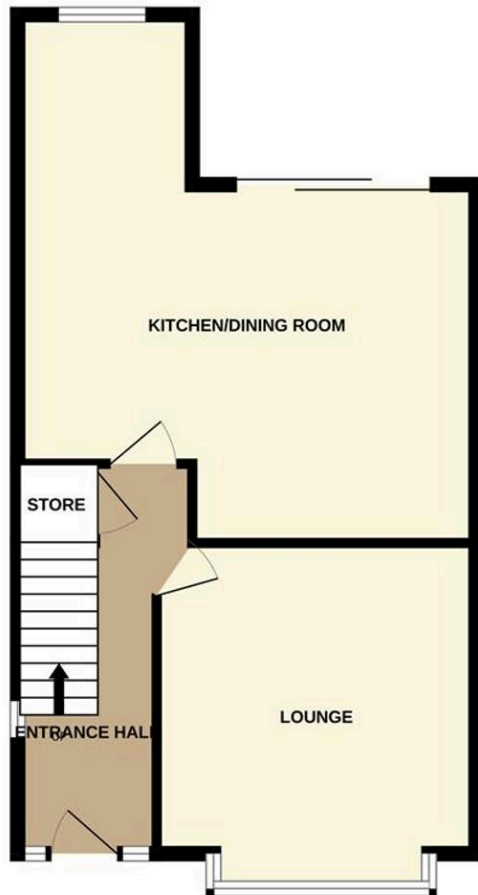
To the front of the property lies a low maintenance front garden and parking for one vehicle. To the rear of the property lies a low maintenance rear garden with paved patio seating areas, a fully equipped garden room and an external storage shed.

Details Prepared

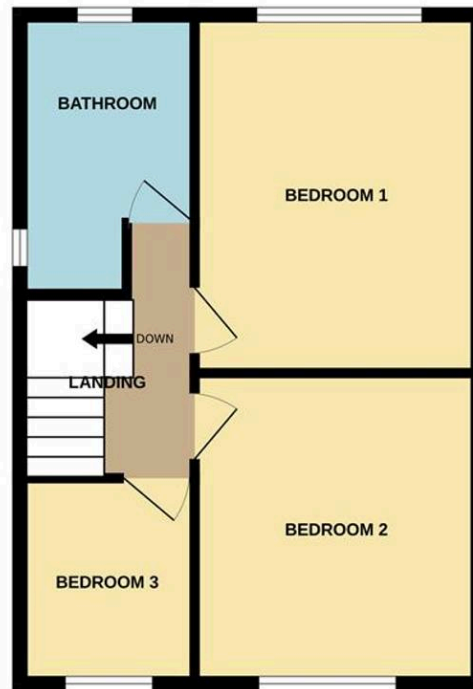
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GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



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



TOTAL FLOOR AREA: 939 sq.ft. (87.3 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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