



colin ellis

Pornic Avenue, Scarborough, YO12 6UX

Colin Ellis welcome to the market a DETACHED BUNGALOW set within a HIGHLY DESIRABLE AREA. Set on a CORNER PLOT this THREE BEDROOM property which is located within a CUL-DE-SAC is offered to the market in GOOD CONDITION throughout and benefits from a DUAL ASPECT lounge, dining room, INTEGRATED kitchen, conservatory, MODERN bathroom and ENSUITE, WRAP around GARDENS, DRIVE and a DOUBLE GARAGE.

Guide Price £369,995



DESCRIPTION

Briefly comprising of an entrance leading into the dining room, dual aspect lounge, integrated kitchen, conservatory, family bathroom, three bedrooms and an en-suite to the master. Outside the gardens wrap round most of the property and also include an enclosed rear garden, drive and a double garage.

LOUNGE

5.4 x 3.9 (17'8" x 12'9")

Coving, electric fire with feature surround, double radiators, uPVC double glazed windows and power points.

DINING ROOM

5.3 x 3.7 (17'4" x 12'1")

Coving, wood flooring, double radiators, uPVC double glazed bay window and power points.

KITCHEN

4.6 x 2.1 (15'1" x 6'10")

Base, wall and drawer units, tiled splashback, integrated electric oven and hob, microwave, fridge, freezer and dishwasher, extractor hood, sink/drain unit, feature sink, mixer tap, wood flooring, breakfast bar, uPVC double glazed window and door and power points.

CONSERVATORY

7.6 x 1.5 (24'11" x 4'11")

Double radiator, wood flooring, uPVC double glazed windows and power points.

BEDROOM ONE

3.5 x 3.1 (11'5" x 10'2")

Double radiator, uPVC double glazed window and power points.



EN-SUITE

2.2 x 1.6 (7'2" x 5'2")

Basin with vanity, low flush wc, power shower cubicle, uPVC double glazed window, tiled floor and walls and feature radiator.

BEDROOM TWO

3.5 x 3.0 (11'5" x 9'10")

Fitted wardrobe, uPVC double glazed window, double radiator and power points.

BATHROOM

2.0 x 1.6 (6'6" x 5'2")

Basin with vanity, low flush wc, power shower cubicle, tiled floors and walls and feature radiator.

BEDROOM THREE

2.6 x 2.1 (8'6" x 6'10")

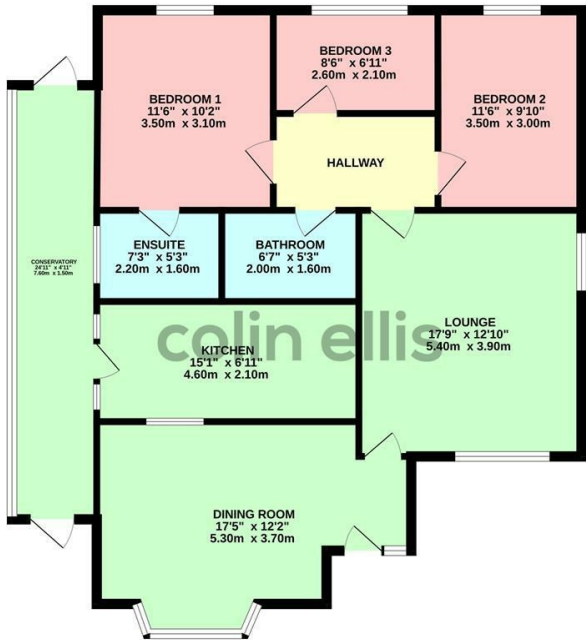
Double radiator, uPVC double glazed window and power points.

OUTSIDE

Double garage and parking and rear low maintenance garden.



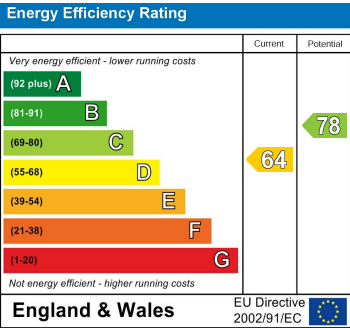
GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, closets and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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Pornic Avenue - 18676297
Council Tax Band - E
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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