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37 Cleveland Avenue, Scarborough

Guide Price £350,000



- IMPOSING, EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERN OPEN PLAN GROUND FLOOR LIVING WITH DOWNSTAIRS WC
- GARAGE CONVERTED INTO GARDEN ROOM & OCCASIONAL BEDROOM WITH EN-SUITE
- OFF-STREET PARKING & WELL MAINTAINED LAWNED GARDENS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SOUGHT AFTER 'NORTH SIDE' LOCATION

We are delighted to present this imposing and beautifully extended three bedroom semi-detached family home, perfectly positioned in the highly sought after 'North Side' location.

Boasting a modern open plan ground floor layout, the property offers a light and airy living space that seamlessly combines a spacious lounge, dining area, and contemporary kitchen, ideal for both relaxed family living and entertaining guests. A convenient downstairs WC adds further practicality to the ground floor. Each of the three bedrooms offers comfort, while the family bathroom is finished to a great standard.



The garage has been thoughtfully converted into a versatile garden room and occasional bedroom, complete with an impressive en-suite, providing flexible options for guests, a home office, or additional family accommodation. With off-street parking and well maintained lawned gardens (perfect for outdoor enjoyment), this home combines style, space, and convenience in equal measure.

Located within close proximity to excellent local amenities, reputable schools, and transport links, this outstanding property is not to be missed.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

15' 5" x 6' 7" (4.70m x 2.00m)

Downstairs WC

Lounge

15' 1" x 10' 10" (4.60m x 3.30m)

Dining Room

12' 2" x 10' 10" (3.70m x 3.30m)

Kitchen

17' 9" x 16' 5" (5.40m x 5.00m)

FIRST FLOOR

Landing

8' 2" x 6' 7" (2.50m x 2.00m)

Bedroom One

12' 2" x 10' 10" (3.70m x 3.30m)

Bedroom Two

12' 2" x 10' 10" (3.70m x 3.30m)

Bedroom Three

6' 11" x 6' 3" (2.10m x 1.90m)

Bathroom

8' 6" x 6' 3" (2.60m x 1.90m)

OTHER:

Garden/Hobbies Room

14' 1" x 10' 6" (4.30m x 3.20m)

Occasional Bedroom

15' 5" x 10' 6" (4.70m x 3.20m)

Walk in Wardrobe/Dressing Room

7' 3" x 4' 3" (2.20m x 1.30m)

Shower Room

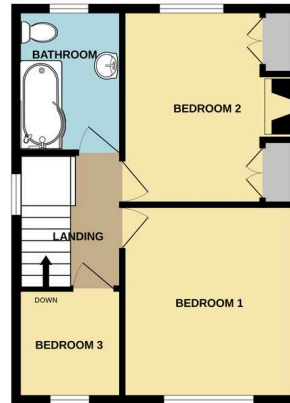
7' 3" x 6' 3" (2.20m x 1.90m)



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 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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EXTERNAL
387 sq.ft. (36.0 sq.m.) approx.



Interested?

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