



£149,500

17 BEECHVILLE AVENUE, SCARBOROUGH, YO12 7NG

- No Onward Chain
- Three Bedrooms
- Garage
- Updating And Modernisation Required

SITUATED ON THE EVER POPULAR AVENUES AREA OF SCARBOROUGH WITH PEASHOLM, THE NORTH BAY AND TOWN CENTRE A STONES THROW AWAY. THIS THREE BEDROOM HOME WITH GARAGE TO THE REAR, NO ONWARD CHAIN IN NEED OF SOME UPDATING AND MODERNISATION WILL MAKE A LOVELY HOME.



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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



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 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 lobby, hallway, bay fronted lounge, separate dining room and kitchen to the ground floor. On the first floor are three bedrooms, bathroom and a separate w/c. A narrow staircase lead up to the loft room above. At the rear of the property is a roof terrace and garage accessed via the rear carriageway.



GROUND FLOOR

PORCH

HALLWAY

LOUNGE
14' x 12' (4.27m x 3.66m) into bay

DINING ROOM
12' 10" x 12' (3.91m x 3.66m)

KITCHEN
9' 10" x 8' (3m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM
12' x 10' (3.66m x 3.05m)

BEDROOM
12' x 9' (3.66m x 2.74m)

BEDROOM
8' 10" x 6' (2.69m x 1.83m)

BATHROOM

WC

SECOND FLOOR

LOFT ROOM
14' x 11' (4.27m x 3.35m)

OUTSIDE

ROOF GARDEN

GARAGE
12' 5" x 11' 8" (3.78m x 3.56m)