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48 Tennyson Avenue, Scarborough

In Excess of £190,000



## 48 Tennyson Avenue

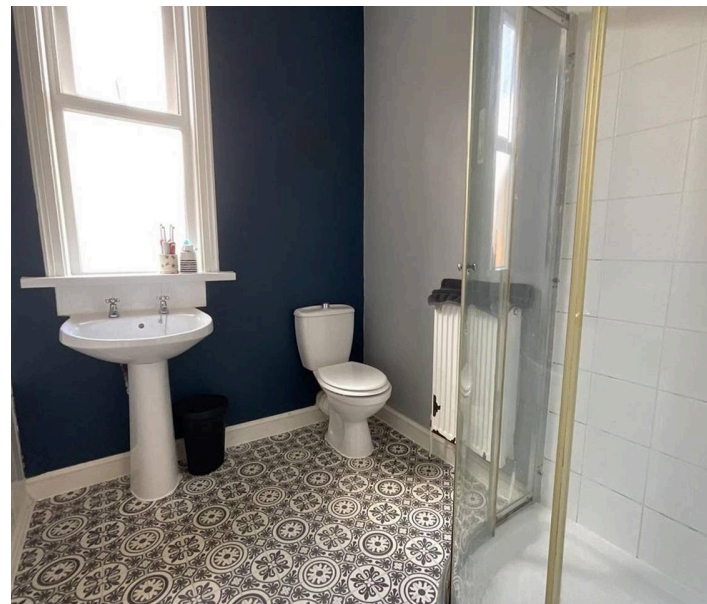
Scarborough, Scarborough

- EXCELLENT ORDER THROUGHOUT AN IDEAL FAMILY HOME OR INVESTMENT PROPERTY
- POPULAR CENTRAL PEASHOLM LOCATION
- SUBSTANTIAL MODERN KITCHEN/DINER WITH PATIO DOORS TO REAR YARD
- VIEWING HIGHLY RECOMMENDED
- ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME + ADDITIONAL LOFT ROOM

GENEROUSLY SIZED family home set within a IDEAL CENTRAL LOCATION within close proximity of all amenities and popular schools offering a FEATURE OPEN PLAN KITCHEN / DINER and THREE BEDROOMS PLUS SUBSTANTIAL LOFT ROOM which will appeal to a multitude of buyers.

The accommodation itself is set over three floors and briefly comprises of, to the ground floor, an entrance hall with stairs access to the first floor, bay window lounge with feature fireplace and a feature open plan kitchen / diner with double patio doors leading out to the rear yard. To the first floor are three bedrooms and a modern four piece house bathroom and to the second floor is a further substantial occasional bedroom or hobbies room. To the front of the property is a gated courtyard and to the rear is an enclosed yard. The property is offered to the market in our opinion good condition throughout with neutral fixtures, fittings and decoration plus the property benefits from a modern kitchen and bathroom, gas central heating via a modern combination boiler and UPVC double glazing.

Situated on Tennyson Avenue this home offers excellent access to numerous amenities and attractions including convenience stores, Peasholm Park, Alpamare Water Park.





## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall

With entrance door and stairs access to the first floor landing. Built in understairs cupboard. Doors into:

**Lounge** Dimensions: 14' 5" max into bay x 12' 2" (4.4m x 3.7m). With double glazed bay window to the front, feature fireplace and decorative coving to the ceiling.

**Kitchen / Diner** Dimensions: 13' 1" x 19' 0" (4.0m x 5.8m). Fitted with a modern matching range of wall and base units with work surfaces over, one and a half bowl sink, space for fridge/freezer, plumbing for washing machine and space for dryer, free standing range cooker with 7 ring gas hob with extractor hood over, Integral dishwasher, double glazed window to the rear and double patio doors out to the rear.

### FIRST FLOOR:

#### Landing

With stairs leading to the second floor.

**Bedroom One** Dimensions: 14' 5" max into bay x 10' 6" (4.4m x 3.2m). Double glazed bay window to the front and feature fireplace.

**Bedroom Two** Dimensions: 13' 1" x 10' 6" (4.0m x 3.2m). With double glazed window to the rear.

**Bedroom Three** Dimensions: 8' 2" x 8' 2" (2.5m x 2.5m). With double glazed window to the front.

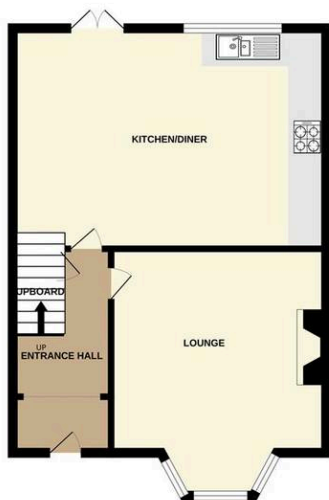
**House Bathroom** Dimensions: 6' 11" x 8' 2" (2.1m x 2.5m). Four piece suite including a corner shower, bath, wash hand basin and a W.C.

### LOFT SPACE:

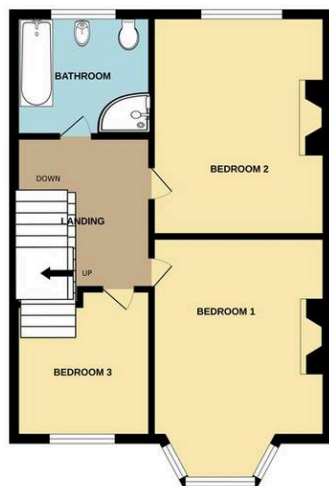
**Occasional Bedroom/Hobbies Room** Dimensions: 13' 5" x 15' 5" (4.1m x 4.7m). With double glazed 'Velux' window to the rear.



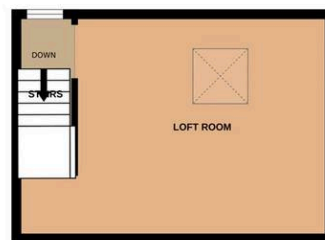
GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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