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21 Porritt Lane, Irton
Guide Price **£250,000**



21 Porritt Lane

Irton, Scarborough

- IMMACULATE TWO/THREE BEDROOM SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- WELL MAINTAINED GARDENS
- OFF STREET PARKING AND GARAGE

We are delighted to present this immaculate two/three bedroom semi-detached bungalow, offering a superb blend of comfort and versatility in a sought-after residential location.

The property welcomes you with a spacious entrance hall and two generous reception rooms, including a beautifully appointed lounge and a bright sun room, perfect for relaxing or entertaining guests. The fitted kitchen is thoughtfully designed with ample storage and modern appliances, and completed with a breakfast seat - perfect for casual dining or morning coffee, making it ideal for both every-day living and culinary enthusiasts. Each bedroom is well-proportioned, with the option to utilise the third bedroom as a study or additional living space, catering to a range of lifestyle needs. The modern shower room is conveniently located on the ground floor and features a wash hand basin and WC. The interior is tastefully decorated throughout, creating a light and airy ambience that enhances the overall sense of space and tranquility.

Additional benefits include off-street parking and a garage, providing convenient and secure storage solutions. The property enjoys a spacious and well maintained rear garden, perfect for outdoor dining or simply unwinding in peaceful surroundings. Located within easy reach of local amenities, transport links, and reputable schools, this property is perfectly suited to those seeking a peaceful yet well-connected home.

Early viewing is highly recommended to fully appreciate the quality and flexibility this delightful bungalow has to offer.





GROUND FLOOR

Porch

Lounge 15' 1" x 12' 6" (4.60m x 3.80m)

Kitchen 17' 5" x 8' 6" (5.30m x 2.60m)

Sun Room 15' 9" x 9' 2" (4.80m x 2.80m)

Bedroom One 11' 6" x 11' 6" (3.50m x 3.50m)

Bedroom Two 11' 2" x 9' 10" (3.40m x 3.00m)

Shower Room 6' 7" x 5' 7" (2.00m x 1.70m)

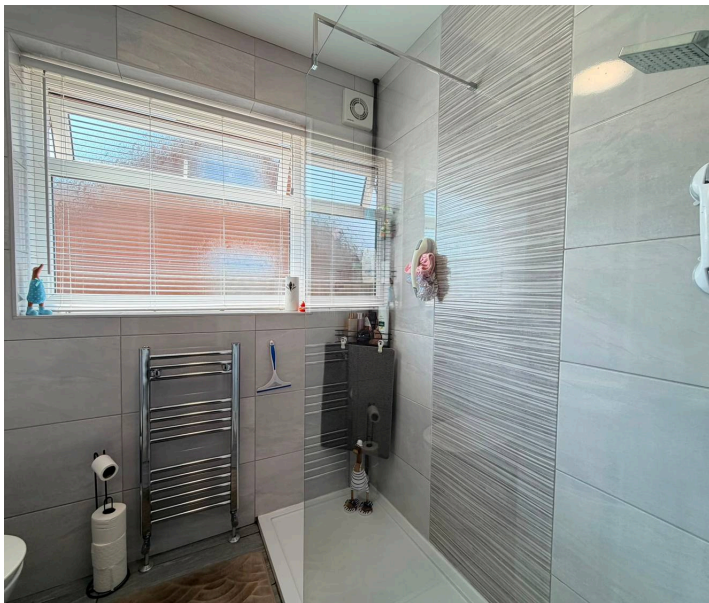
FIRST FLOOR

Loft/Storage

Occasional Bedroom/Hobbies Room 14' 5" x 10' 6" (4.40m x 3.20m)

HMRC

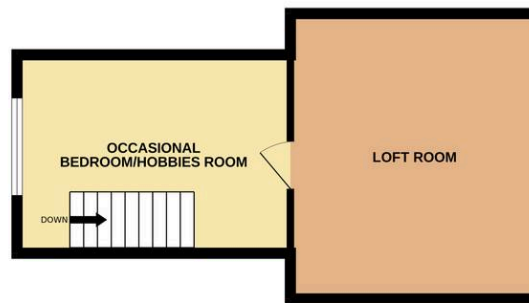
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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