







£254,800 OFFERS OVER

56 SHELTON AVENUE, EAST AYTON, SCARBOROUGH, YOI 3 9HB

- **Detached House**
- Four Bedrooms
- Two Reception Rooms
- Gardens And Garage

A FAMILY FOUR BEDROOM HOME IN THE POPULAR VILLAGE OF EAST AYTON. SITUATED ON A CORNER PLOT WITH GARDENS TO THREE SIDES, OFF STREET PARKING AND GARAGE LOVED BY THE CURRENT OWNER FOR MANY YEARS, NOW READY FOR NEW OWNERS TO PUT THEIR MARK ON AND START ENJOYING.





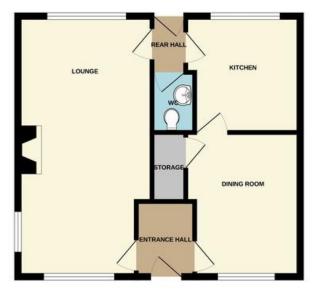
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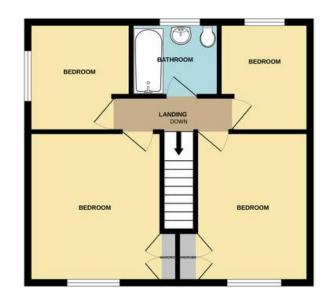
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT

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GROUND FLOOR 490 sq.ft. (45.5 sq.m.) approx. 1ST FLOOR 497 sq.ft. (46.1 sq.m.) approx.





TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their oceratibity or efficiency can be given.



Property Description

The property when briefly described comprises entrance hall, dual aspect lounge, dining room, kitchen rear hall and w/c to the ground floor. On the first floor are four well-appointed bedrooms and family bathroom. Gardens to three sides, garage and driveway.











GROUND FLOOR

ENTRANCE HALL

LOUNGE 21' 5" x 11' (6.53m x 3.35m)

DINING ROOM 11' 10" x 9' 5" (3.61m x 2.87m)

KITCHEN 9' 7" x 9' 5" (2.92m x 2.87m)

REAR HALL

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 12' 5" x 11' (3.78m x 3.35m)

BEDROOM 12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM 9' x 8' 6" (2.74m x 2.59m)

BEDROOM 9' x 7' 6" (2.74m x 2.29m)

BATHROOM

OUTSIDE

GARAGE

GARDENS