

Shelton, Avenue, East Ayton, ,
Guide Price £200,000



A Nicely Presented **THREE BEDROOM DETACHED** with **CONSERVATORY & GARAGE, DRIVEWAY, level GARDENS** on a **CUL DE SAC** corner plot. Open Plan Lounge/Dining, Modern Kitchen, Modern Bathroom, Double Glazing, Central Heating. Popular Village, recommended Primary School, 3 miles from Scarborough, the Coast.

Entrance Hall

UPVC double glazed window to the front aspect, radiator, power points, stairs to the first floor landing.

Lounge/Dining 8.25m x 3.20m (27' 1" x 10' 6")

Lounge Area

UPVC double glazed bow window to the front aspect, TV point, feature fireplace, with gas fire, radiator and power points.

Dining Area

UPVC double glazed door to the rear aspect, leading to the Conservatory, UPVC double glazed Door to the rear aspect, radiator and power points.

Kitchen 4.20m x 2.40m (13' 9" x 7' 10")

UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob, extractor hood, space for washing machine, space for under the counter fridge freezer, power points.

Conservatory 3.90m x 3.20m (12' 10" x 10' 6")

UPVC double glazed windows to all side, UPVC double glazed French doors to the rear aspect, leading to the rear garden, oak laminate flooring and power points.

First Floor Landing

UPVC double glazed window to the side aspect, loft access, airing cupboard housing the combi boiler.

DISCLAIMER

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Bedroom One 4.50m x 2.65m (14' 9" x 8' 8")

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points.

Bedroom Two 2.90m x 2.65m (9' 6" x 8' 8")

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points

Bedroom Three 2.80m x 1.80m (9' 2" x 5' 11")

Currently used as an office,

UPVC double glazed window to the front aspect, radiator and power points.

Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with electric shower over, radiator and power points.

External

Garage/Workshop 6.00m x 2.80m (19' 6" x 9' 2")

Personnel door to the front aspect, window to the side aspect, power points and light,

Rear Garden

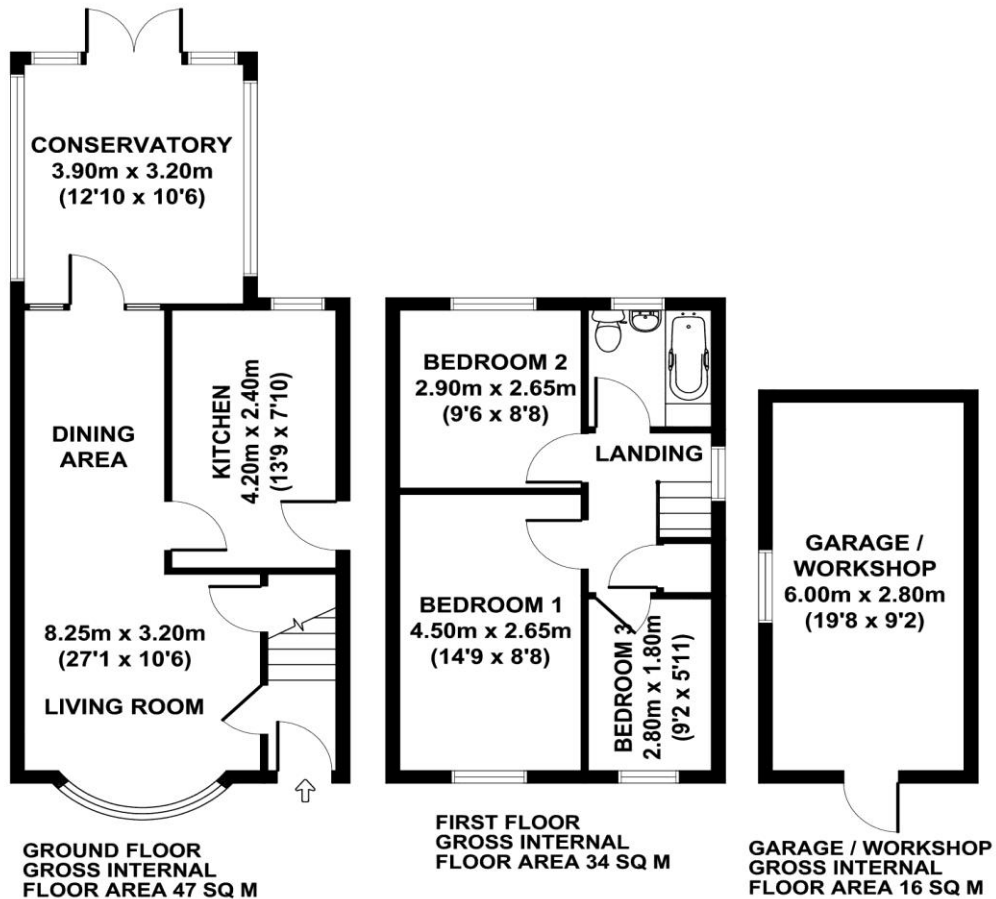
Best of both worlds with lawn areas, screened patio seating areas, outside tap, gated access to the garage/workshop and drive.

Front

Low maintenance gravelled to the front with raised flower beds. driveway to the side with off street parking for two vehicles.

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SHELTON AVENUE

APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1044 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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